



Whitworth Avenue, Hinckley LE10 0DD

£175,000

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A really lovely, two double bedroom semi detached house situated on a small modern development within Hinckley. Close to Ashby Canal for lovely walks, restaurants, schools, supermarkets and shops, the property can be considered an excellent first time or investment purchase. Benefitting from gas central heating & gas central heating, the accommodation briefly comprises, entrance hall, ground floor cloakroom, spacious lounge dining room and a breakfast kitchen. On the first floor there are two bedrooms and a family bathroom. Outside, there is off road parking to the front with an enclosed garden to the rear. NO CHAIN.



Enter Via Composite Double Glazed Door To

Entrance Hall

With stairs to first floor landing, laminate flooring and spindle balustrade and door to

Groundfloor Cloakroom

With low level flush WC, corner pedestal wash hand basin with tiling to splash back, radiator, laminate flooring, opaque double glazed window to the front,

Kitchen

10'3 x 7'3 (3.12m x 2.21m)

With an excellent range of base and wall units, roll edge work surfaces over and tiling to splash backs, in set gas hob with built in oven, in set drainer sink with mixer tap, space and plumbing for washing machine, laminate flooring and oriel window to the front.

Lounge Dining Room

14'3 x 11'9 (4.34m x 3.58m)

With double glazed window to rear, double glazed patio door to the rear, television point and two radiators.

First Floor Landing

With spindle balustrade, opaque double glazed window to side, loft access and doors opening to

Master Bedroom

10'8 x 9'8 (3.25m x 2.95m)

With built in double wardrobe, two double glazed windows to the front and storage cupboard with slated shelving.

Bedroom Two

10'5 x 7'8 (3.18m x 2.34m)

With double glazed window, radiator and built in storage cupboard.

Bathroom

With low level flush WC, pedestal wash hand basin, paneled bath with shower over, tiling to splash back areas, chrome towel radiator, opaque double glazed window, in set spot lights and extractor fan.

Outside

To The Front Of The Property

There is a double width tarmac drive providing off road parking, slabbed path to front door, graveled borders, side access leads to

To The Rear Of The Property

There is a rear garden with large slabbed and graveled patio area, in set lawn, surrounding borders and enclosed by timber fencing.



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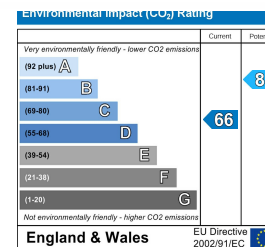
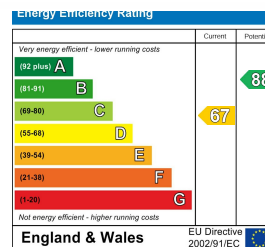
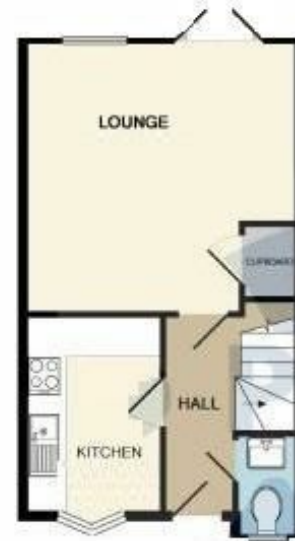
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