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**Argyle Avenue, Weston-super-Mare, BS23 3RQ**  
**£169,950**

- Semi Detached Property
- Close To Amenities
- Parking & Carport Parking
- Enclosed Private Garden
- Double - Glazing
- Three Double Bedrooms

# Argyle Avenue, Weston-super-Mare, BS23 3RQ

## **COVERED ENTRANCE PORCH**

**10'0" x 3'6" (3.05m x 1.07m)**

Tiled floor. Door to rear garden. Storage area. Door to

## **ENTRANCE HALL**

Front aspect uPVC double glazed window. Radiator. Stairs rising to first floor. Door to

## **LOUNGE**

**21'0" x 12'0" (6.40m x 3.66m)**

Two front aspect uPVC double glazed windows. Textured ceiling with two central lights and smoke detector. Gas fire. Two radiators. Telephone point. Door to

## **KITCHEN/ BREAKFAST ROOM**

**14'10" x 10'5" (4.52m x 3.18m)**

Rear aspect uPVC double glazed window and sliding patio doors to garden. Textured ceiling with two light points. Fitted eye and base level units with rolled edge worktop surface over. Inset single drainer stainless steel sink with mixer tap. Built in four ring gas hob with oven under and extractor over. Space and plumbing for washing machine. Space for tall fridge/freezer. Ample space for table.

## **SHOWER ROOM**

**8'0" x 4'0" (2.44m x 1.22m)**

Textured ceiling with central light. A fully tiled room comprising double shower, low level W.C and wall mounted wash hand basin. Heated towel rail. Ceramic tiled floor. Under stairs storage cupboard, extractor fan.

## **FIRST FLOOR LANDING**

Access to loft.

## **BEDROOM ONE**

**14'3" x 9'2" (4.34m x 2.79m)**

Two front aspect uPVC double glazed windows. Textured ceiling with central light. Cupboard housing hot water cylinder. Radiator. Over stairs storage area.

## **BEDROOM TWO**

**10'0" x 8'2" (3.05m x 2.49m)**

Rear aspect uPVC double glazed window. Textured ceiling with central light. Radiator.

## **BEDROOM THREE**

**11'0" x 6'10" (3.35m x 2.08m)**

Rear aspect uPVC double glazed window. Textured ceiling with central light. Part clad walls. Radiator.

## **BATHROOM**

**7'1" x 5'0" (2.16m x 1.52m)**

Side aspect obscured uPVC double glazed window. A white suite comprising pedestal wash hand basin, low level W.C and panel bath. Radiator. Wood flooring. Shaving point.

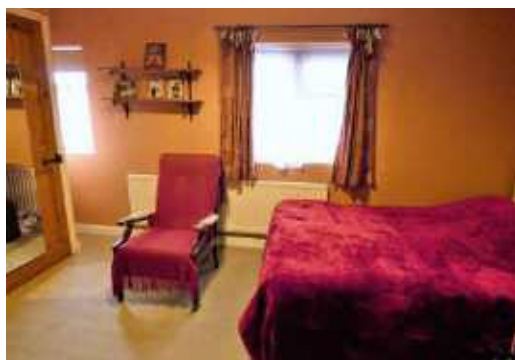
## **OUTSIDE**

## **REAR GARDEN**

Fully enclosed rear garden by panel fencing. Mature hedge borders. Patio area. Mainly laid to lawn. Two timber sheds. Outside tap and light. Pedestrian access to rear.

## **TO THE FRONT**

Paved driveway offering off street



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parking. Covered carport.

## DIRECTIONS

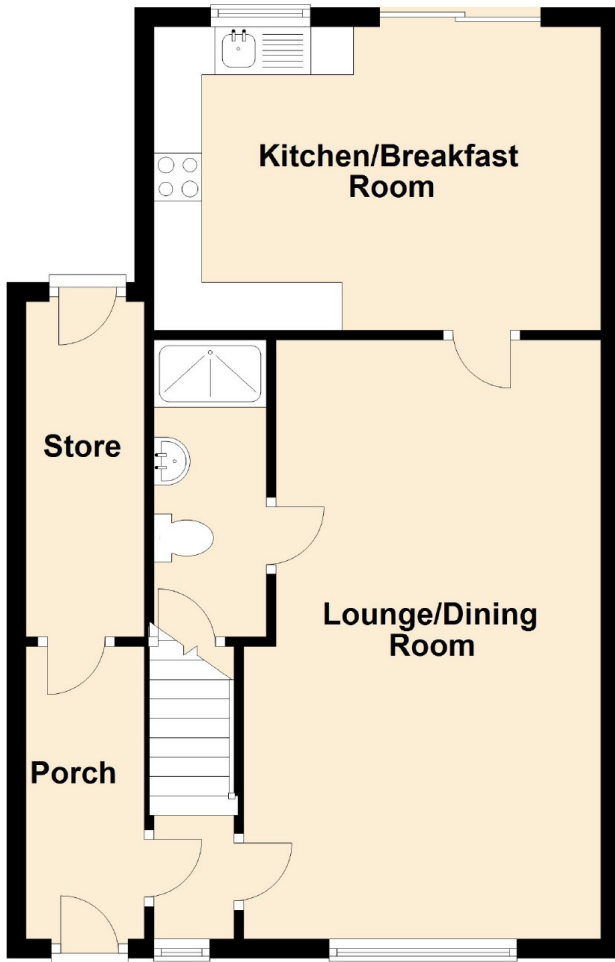
Proceeding from Saxons on the Boulevard, head to the 2nd set of traffic lights and take a right into Alfred Street. Follow the road down through another set of traffic lights until you come to Alexandra PDE. Follow the one way system which bears left until the next round about. Take a right and then a left at the 2nd roundabout. Take a left and proceed over the flyover. Take the third exit at the roundabout onto Drove Road, on reaching the bridge turn left and follow the road along taking the third left into Argyle Avenue where the property will be found on the right hand side.

## MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.



**Ground Floor**



**First Floor**

