



**Kingfisher Avenue, TS20 2FA**  
**3 Bed - House - Semi-Detached**  
**Chain Free £120,000**

A smart and well presented three bedroom town house, which was built by Keepmoat Homes to their Oakhurst design. This property which is situated over three floors has accommodation comprising of entrance hallway, cloaks/WC, kitchen/dining area, lounge, first floor landing, bedrooms two, three and bathroom/WC, second floor landing onto master bedroom with en suite. The property has an allocated car parking space from the garage to the rear of the property and in addition to easily maintained gardens to the front and rear. In our opinion a viewing is highly recommended. The property benefits from gas central heating and double glazing. The property comes with a sitting tenant currently paying £600 per calendar month.



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ENTRANCE HALLWAY

Via front entrance door with doors leading to cloaks/WC and kitchen/dining area.

CLOAKS/WC

With low level WC, wash hand basin, uPVC double glazed window to the front elevation, single radiator.

KITCHEN/DINING AREA

13'8 x 11'6

A fitted kitchen with a range of wall floor and drawer units incorporating an electric ceramic hob with built in electric oven, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, space for fridge and freezer, plumbing for washing machine, space for dining/breakfast table, single radiator, door leading into lounge.

LOUNGE

14'8 x 11'5 (4.47m x 3.48m)

uPVC double glazed french doors to the rear garden, single radiator, under stairs storage cupboard, stairs leading to first floor landing.

LANDING

Doors leading to bedrooms 2,3, study/dressing room and bathroom/WC.

BEDROOM TWO

14'8 x 9'5

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

9'10 x 7'11 (3.00m x 2.41m)

uPVC double glazed window to the front elevation, single radiator.

BATHROOM/WC

With bathroom suite comprising of bath, pedestal wash hand basin, low level WC, single radiator.

STUDY/DRESSING ROOM

6'5 x 5'11 (1.96m x 1.80m)

With uPVC double glazed window to the front elevation, single radiator, stairs leading to landing.

SECOND FLOOR LANDING

Which has bedroom one

BEDROOM ONE

19'2 x 14'8 max (5.84m x 4.47m max)

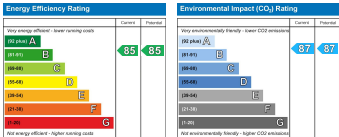
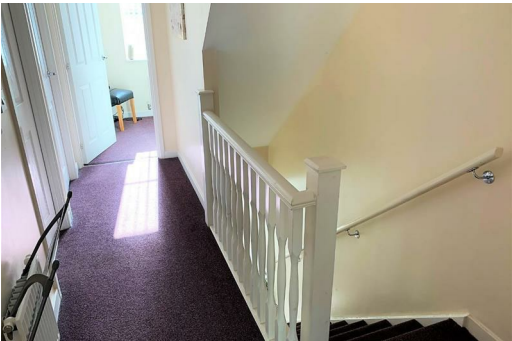
uPVC double glazed window to the front elevation, single radiator, single radiator, door leading to en suite.

EN SUITE

With suite comprising of shower and cubicle, pedestal wash hand basin, low level WC, single radiator, velux double glazed radiator to the rear elevation, built in access to eaves storage.

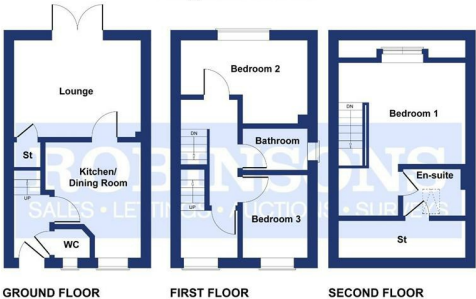
OUTSIDE

To the front there is an enclosed laid to lawn front garden with an additional lawned area to the side, which is enclosed by wrought iron railing with paved footpath to the front entrance door. To the rear there is a good size laid to lawn garden which is enclosed by timber fencing with a paved patio area and paved footpath leading to the timber gated access to the rear. In addition to the rear, there is also a block paved driveway leading in turn to single garage with manual up and over door.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Kingfisher Avenue



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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