



Arden Avenue
Atherstone
£149,950

*** NO UPWARD CHAIN - EXTENDED TO THE REAR - CLOSE TO THE TOWN CENTRE ***. For sale with MARK WEBSTER estate agents is this well situated three bedroom semi detached home briefly comprising: Reception hall, lounge, dining area, kitchen, ground floor bathroom, three bedrooms and an enclosed rear garden.

RECEPTION HALL

Having an opaque double glazed composite style side entrance door, single panelled radiator, stairs leading off to the first floor landing and doors to...

LOUNGE

16' 2" x 9' 8" (4.93m x 2.95m)

Double glazed window to front aspect, laminated wooden effect flooring and a feature fireplace.

DINING AREA

9' 9" x 8' 8" (2.97m x 2.64m)

Double panelled radiator, folding door to a useful under stairs storage cupboard, tiled floor and open plan through to the kitchen.

KITCHEN

15' 7" x 9' 0" maximum (4.75m x 2.74m)

Double glazed windows to rear and side aspects, tiled floor, opaque double glazed door leading out to the rear garden, range of fitted base and eye level units, space and point for a Range style cooker with a stainless steel extractor fan above, space for a fridge freezer, plumbing for a washing machine, roll edge work surfaces, stainless steel sink and tiled splash back areas.

BATHROOM

9' 0" x 5' 8" (2.74m x 1.73m)

Opaque double glazed window to side aspect, tiled floor, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with a shower over, tiled splash back areas.

FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...



BEDROOM ONE

16' 0" x 9' 9" (4.88m x 2.97m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM TWO

11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to rear aspect, single panelled radiator and useful fitted storage that also houses the combination central heating boiler.

BEDROOM THREE

7' 9" x 6' 0" (2.36m x 1.83m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobe with cupboards above bed space.

TO THE EXTERIOR

There is an enclosed rear garden having a decked patio area, lawn, well established borders and a useful storage shed.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.



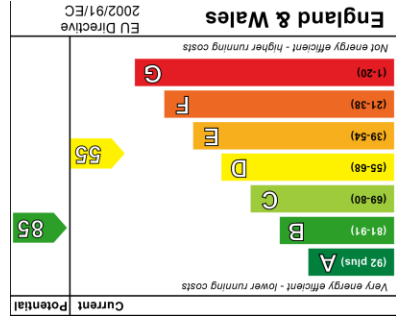
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