



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£689,000

Draycott Avenue, Kenton, HA3



- SPACIOUS FIVE BEDROOM HOUSE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- HUGE SCOPE TO EXTEND SUBJECT TO P/P
- LARGE REAR GARDEN
- GARAGE OWN DRIVE WITH PARKING FOR 3 CARS
- MOUNT STEWART CATCHMENT
- IN NEED OF MODERNISATION
- VACANT POSSESSION
- TWO RECEPTION ROOMS

Allan Howard & Co are delighted to offer for sale this extremely spacious 5 bedroom semi-detached family house with garage and own drive situated in the Mount Stewart catchment area on this popular residential road in Kenton close to all local amenities.

The property is in need of modernisation and provides a unique opportunity to make it the home of your dreams.

Benefits include: A bright and airy reception room, a good size dining room and spacious fully fitted kitchen with access to the private garden. On the first floor you have 3 bedrooms , a shower room with wc and an additional WC.

The second floor has 2 further bedrooms along with eaves storage areas. Large well maintained rear garden.

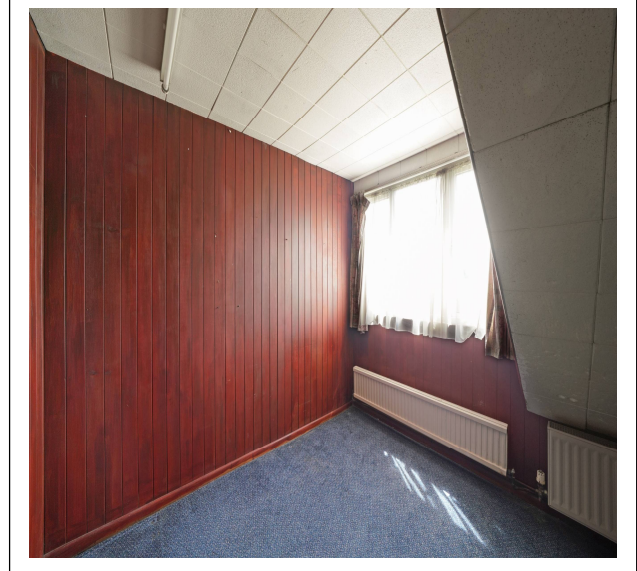
Added benefits include an attached garage with own drive with parking for 3 cars. There is huge scope to extend subject to planning permission.

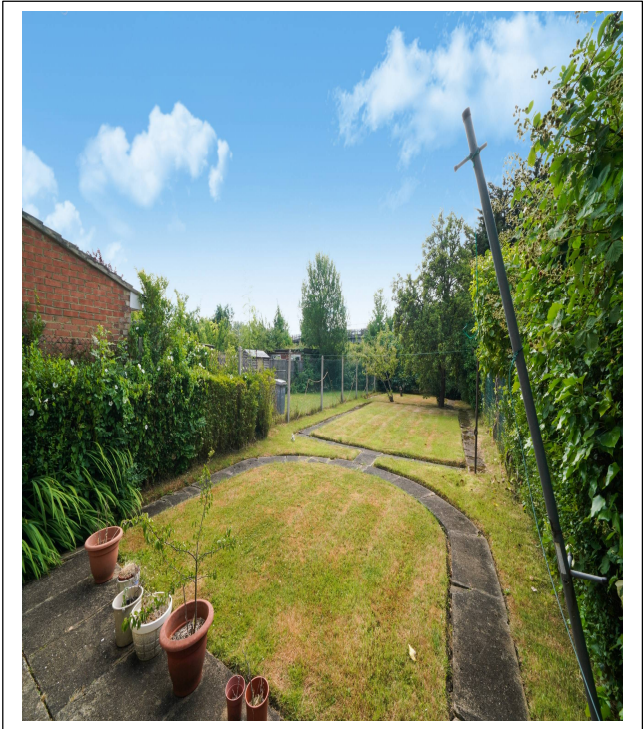
The property is ideally situated close to excellent schools , shops and transport links.


Chain free. Vacant possession

Draycott Avenue, Kenton, HA3







Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	60	86
England, Scotland & Wales		EU Directive 2002/91/EC 

Draycott Avenue, HA3 0BZ

Approx Gross Internal Area = 112.1 sq m / 1207 sq ft

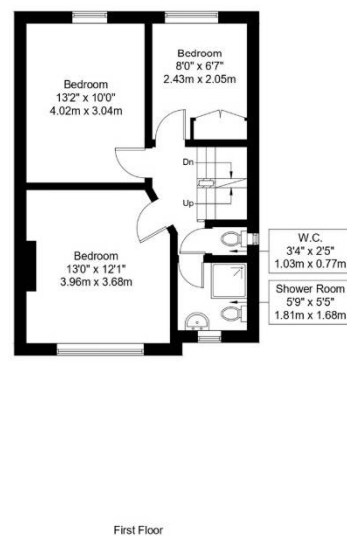
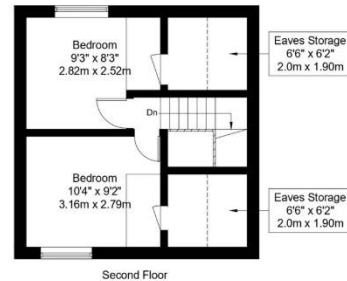
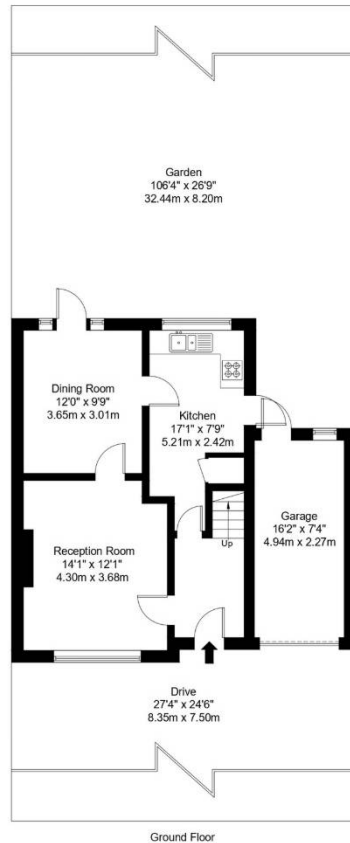
RHH / Eaves Storage = 3.7 sq m / 40 sq ft

Garage = 11.2 sq m / 121 sq ft

Total = 127 sq m / 1368 sq ft



 = Reduced Headroom Below 1.5m / 5'0



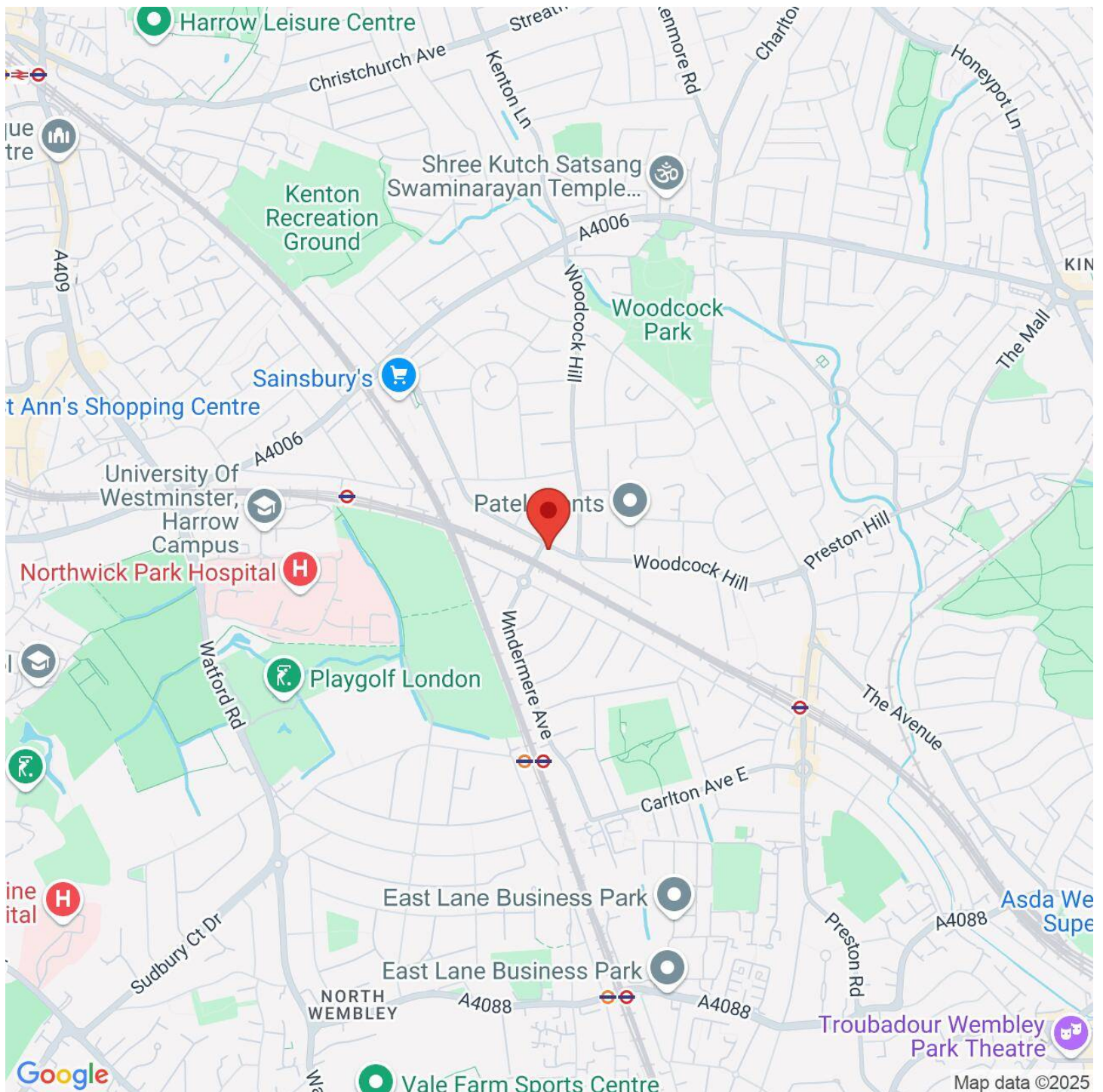
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.