

**£145,000**

**24 Grove Avenue, Heron Cross**



- Semi detached house
- Three bedrooms
- Gas central heating
- uPVC double glazing
- Spacious accommodation
- Requires modernisation
- Ideal for FTB or Investors
- Viewing essential!
- No upward chain!

A double bay fronted semi detached house in a popular residential locality. Ideal for first time buyers or investors. A driveway provides off road parking. Spacious accommodation includes: Through lounge/diner, kitchen, two double bedrooms and box room, wet room/WC. The property does require modernisation but does benefit from gas central heating and uPVC double glazing. Viewing of this property is highly recommended. No upward chain!

# 24 Grove Avenue, Heron Cross

## HALLWAY

uPVC door, central heating radiator, under stairs store housing combi boiler.

## THRU LOUNGE/DINER

*22'3"i into bay x 12'0" (6.78m x 3.66m)*

uPVC double glazing, two fireplaces with fitted gas fires, two central heating radiators.

## CONSERVATORY

*9'11" x 8'10" (3.02m x 2.69m)*

uPVC double glazing, laminate flooring.

## KITCHEN

*12'8" x 5'11" (3.86m x 1.80m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Central heating radiator, uPVC double glazing, tiled floor, plumbing for washing machine.

## FIRST FLOOR

### LANDING

uPVC double glazing.

### BEDROOM ONE

*10'8" + Bay x 12'0" (3.25m x 3.66m)*

uPVC double glazing, central heating radiator.

### BEDROOM TWO

*10'9" x 11'8" (3.28m x 3.56m)*

uPVC double glazing, central heating radiator.

### BEDROOM THREE/BOX ROOM

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

Access to loft.

### WET ROOM/WC

*6'11" x 6'3" (2.11m x 1.91m)*

Shower, wash hand basin, low level WC, central heating radiator, vinyl flooring.

### EXTERNALLY

Driveway to the front of the property providing parking. Enclosed garden to the rear.





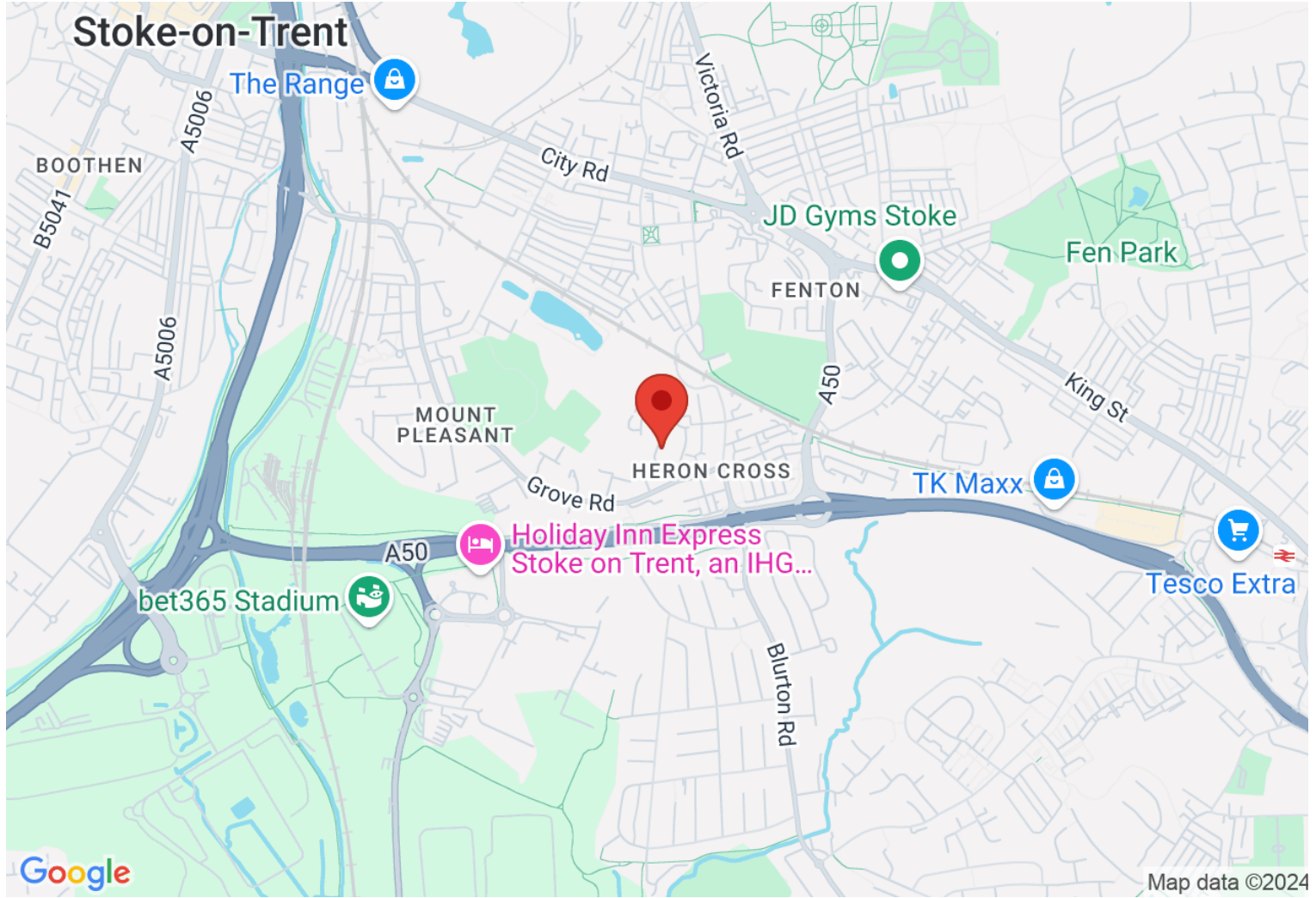








**Location: ST4 3BA**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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