



Larchwood Avenue

Fawdon

A well proportioned and extended four bedroom semi detached house located within this popular residential cul-de-sac close to shops, amenities, bus, and metro links. The property is ideally suited for a growing family and benefits from a lovely westerly facing garden, converted garage with WC, two bathrooms and a sun room.

Briefly comprising entrance porch leading the reception hallway. There is a through lounge/dining room which provides access to the sun room. There is a modern fully fitted kitchen which provides access to the utility. The garage has also been converted to an additional reception room which also includes a WC. To the first floor are four bedrooms together with a family bathroom and separate shower room. Externally to the rear is a lovely westerly facing garden with sandstone patio with driveway to the front providing off street parking.

Guide Price: £240,000

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed window.

ENTRANCE HALL

Staircase to first floor.



LOUNGE 13'10 x 11'11 (4.22 x 3.63m)

Double glazed window, laminate flooring.

DINING ROOM 10'10 x 9'2 (3.30 x 2.79m)

Double glazed patio door to conservatory.

CONSERVATORY

Double glazed windows to rear and side, double glazed door.



KITCHEN 10'7 x 8'1 (3.23 x 2.46m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, double glazed window to rear.

UTILITY 14'6 x 6'1 (4.42 x 1.85m)

BEDROOM FIVE/STUDY 8'9 x 7'6 (2.67 x 2.29m)

Double glazed window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR LANDING

BEDROOM ONE 11'11 x 10'0 (3.63 x 3.05m)

Double glazed window, fitted wardrobes, sliding doors, radiator.

BEDROOM TWO 10'6 x 9'1 (3.20 x 2.77m)

Double glazed window, radiator.

BEDROOM THREE 14'5 x 7'0 (4.39 x 2.13m)

Double glazed window, radiator.

BEDROOM FOUR 8'9 x 7'6 (2.67 x 2.29m)

Double glazed window, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window.

SEPARATE W.C./SHOWER ROOM

Low level WC, wash hand basin, step in shower cubicle, double glazed window.

FRONT GARDEN

Driveway.

REAR GARDEN

Patio, westerly facing, fenced boundaries.

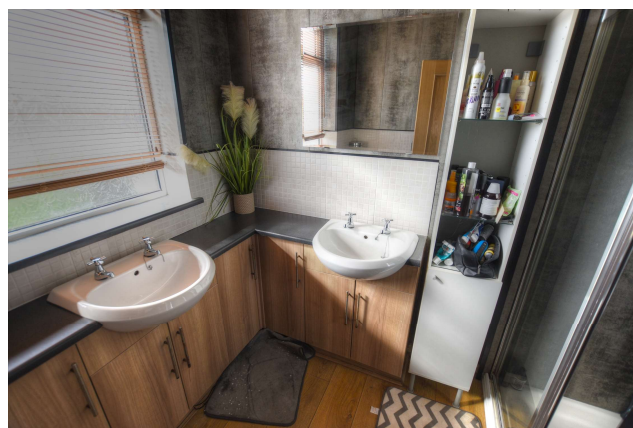
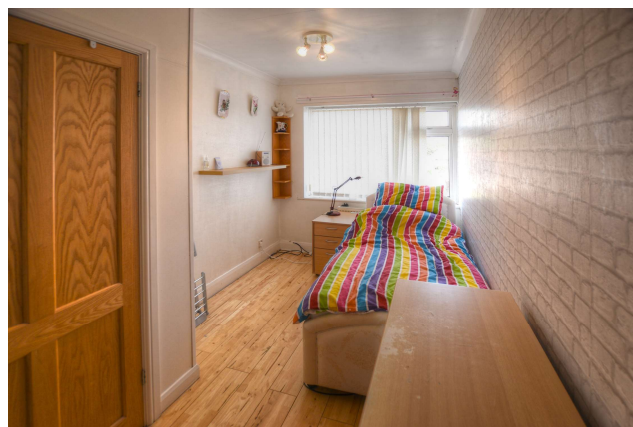
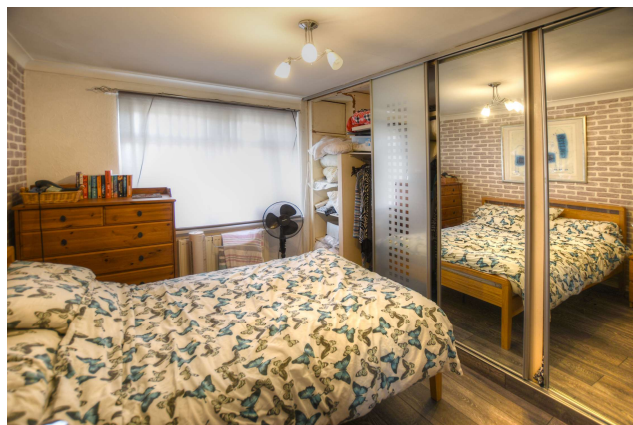
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

GS14612/DJ/PC/12.09.23/V.1





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