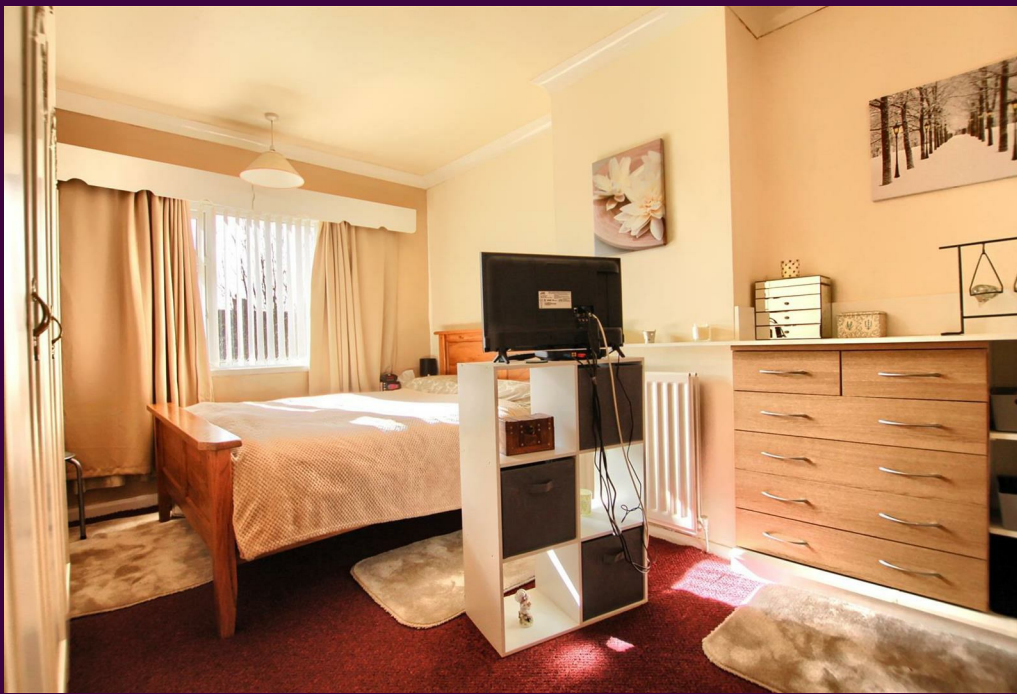




£135,000

Parkfield Avenue,





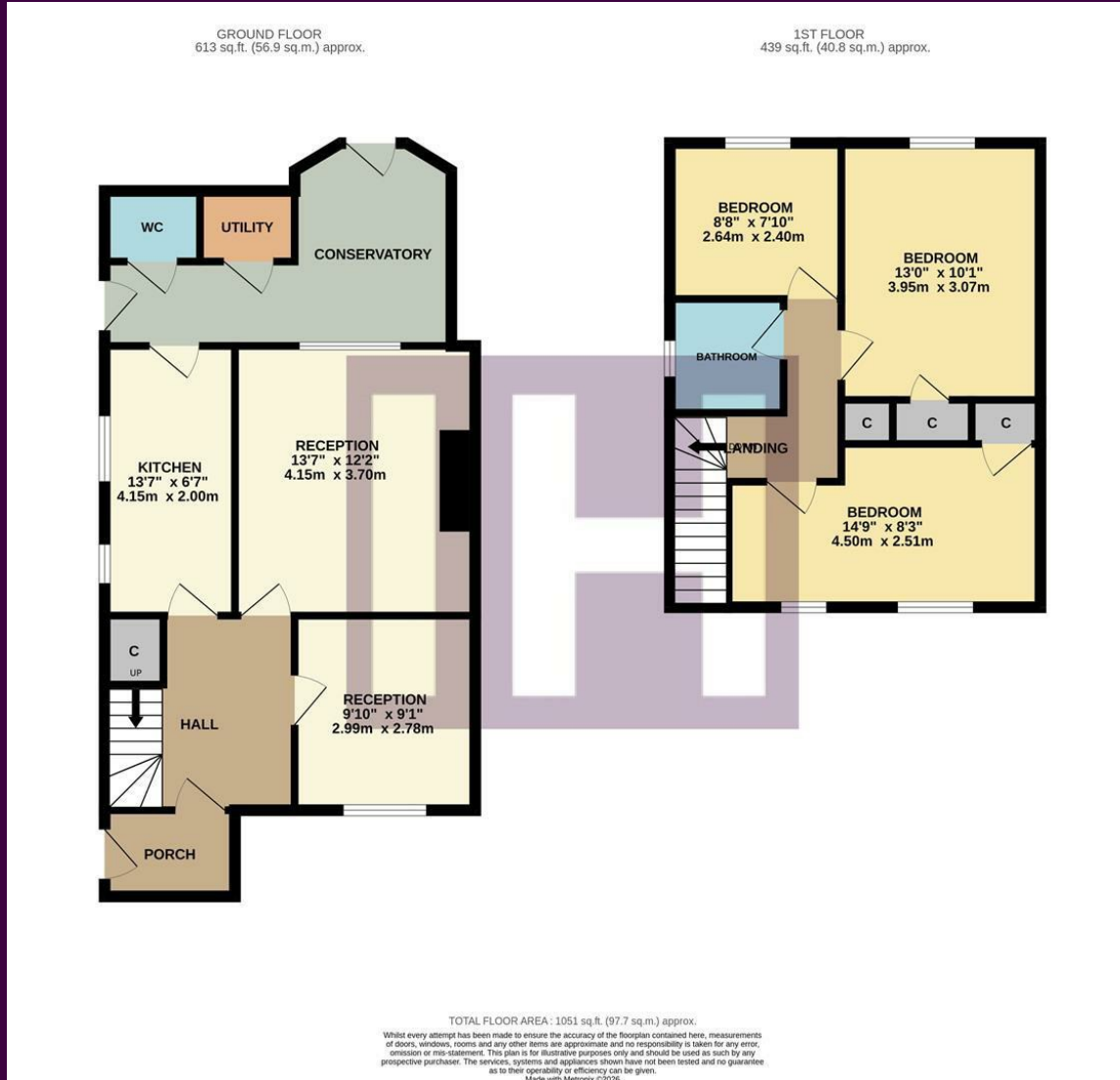
This cared for and much improved three bedroom property certainly merits early inspection, and will no doubt appeal to a wide variety of buyers, presenting an ideal first time purchase, or perfect buy to let.

Situated within this favoured, established Tollesby location, with nearby amenities, and highly regarded schooling. Enjoying a sizeable rear garden, complete with garden bar and pizza oven, whilst the garage has been extended to more than double its original size.



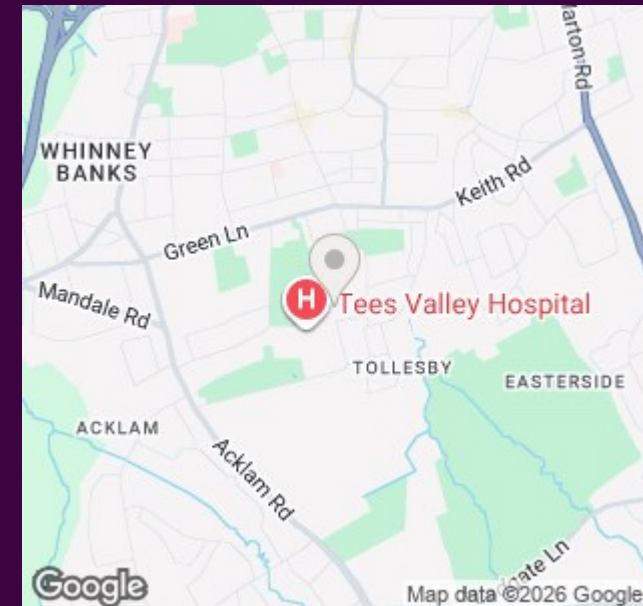
The ground floor accommodation briefly comprises an entrance porch, spacious inner lobby, dining room, rear living room, modern galley kitchen, and rear conservatory which adjoins the former outhouses, which provides a cloakroom/WC and useful utility. The first floor brings three bedrooms and the family bathroom.

The Layout



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|---|
| | Current | Potential | |
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | <i>Very environmentally friendly - lower CO₂ emissions</i> |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |

The Location



Council Tax Band:
Tenure:

B
Freehold

- A cared for three bedroom semi-detached property
- Generous and established rear garden
- Extended garage/workshop
- Solar Panels
- Favoured Tollesby location
- Separate lounge, dining room and kitchen