



Shakespeare Avenue UB4 9AQ

Located in a secluded close is this spacious & well presented first floor maisonette benefiting from both off street parking & private garden. Accommodation comprises entrance hall, reception room, fitted kitchen, 2 bedrooms & bathroom located within walking distance of shops & public transport...AN IDEAL FIRST TIME BUY. EPC Current rating - Energy 78 Environmental 81 Leasehold

Accommodation

- a 2 bed first floor maisonette
- 2 bedrooms
- double glazing / gch
- fitted kitchen
- 3pc bathroom
- off street parking
- private garden
- close to amenities

Ground Floor

landing - oak flooring, access to loft & built in storage cupboard

reception room - 16' 1" x 10' 9" (4.93m x 3.3m) front aspect double glazed window, radiator, wood flooring & feature fireplace

reverse view -

kitchen - 9' 10" x 7' 6" (3.02m x 2.3m) range of eye & base level units, single drainer sink unit, cooker point with extractor hood over, space & plumbing for washing machine, laminate floor, front & side aspect double glazed windows

bedroom 1 - 14' 1" x 9' 10" (4.3m x 3m) rear aspect double glazed windows, radiator, fitted carpet

reverse view -

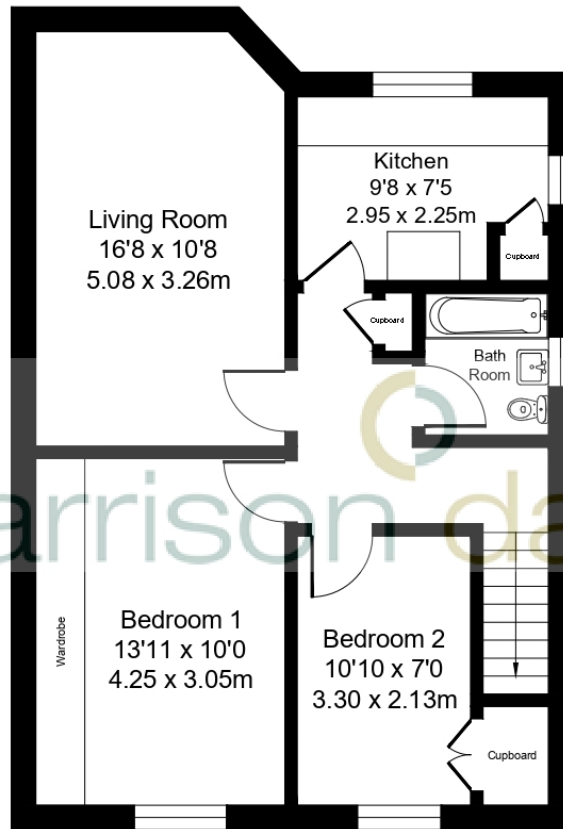
bedroom 2 - 11' 0" x 7' 3" (3.37m x 2.21m) rear aspect double glazed window, radiator & laminate flooring

bathroom - panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, tiled walls & floor, extractor fan, radiator, inset lighting & side aspect frosted double glazed window

external - off street parking, private garden, laid to lawn with timber shed







Total Area Approx. 56.6 sq meters (610.28 sq feet)