



Asking Price £225,000

This beautifully modernised three-bedroom semi-detached home occupies a generous enclosed corner plot in the ever-popular Pennycross area, close to well-regarded schools and local amenities — making it an ideal purchase for first time buyers and growing families alike. Immaculately presented throughout, the property offers a bright bay-fronted lounge, a stylish dining room with patio doors opening onto the garden, and a contemporary fitted kitchen. Upstairs you will find two excellent double bedrooms, a comfortable third bedroom and a modern family bathroom with separate WC. Externally, the property continues to impress. The enclosed rear garden has been thoughtfully arranged to create multiple seating and entertaining areas, with patio space, raised levels and useful outbuildings providing excellent versatility. To the side there is a car hardstand providing off-road parking. With uPVC double glazing, gas central heating and tasteful décor throughout, this is a home ready to move straight into. Early viewing is highly recommended.

Melrose Avenue, Pennycross, PL2 3RJ

Ground Floor

Entrance Hall

Double radiator, stairs rising to the first floor landing with understairs storage cupboard, double glazed door to the front.

Lounge

4.76m (15' 8") into bay x 3.80m (12' 5")

UPVC double glazed bay window to the front, double radiator, door leading to the dining room.

Dining Room

3.09m (10' 2") x 2.67m (8' 9")

Double radiator, uPVC double glazed sliding patio doors to the rear garden, door to:

Kitchen

3.09m (10' 2") x 1.10m (3' 7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, gas point for cooker, uPVC double glazed window to the rear, built in storage cupboard, uPVC double glazed door to the side.

First Floor

Landing

UPVC double glazed window to the side, access to part boarded loft space with ladder and fitted light point connected, door to:

Bedroom 1

3.36m (11') x 2.00m (6' 7')

Twin built in storage cupboards with hanging rails, uPVC double glazed window to the front, double radiator.

Bedroom 2

3.37m (11' 1") x 3.14m (10' 3")

UPVC double glazed window to the rear, built in storage cupboard with hanging rail, double radiator.

Bedroom 3

2.49m (8' 2") x 2.45m (8' 1")

UPVC double glazed window to the front, double radiator, built in storage cupboard.

Bathroom

UPVC obscure double glazed window to the side, suite comprising panelled bath and pedestal wash hand basin, heated towel rail.

WC

Obscure double glazed window to the side, low level wc.

Outside

To the front of the property there is a central path leading to the main entrance with a variety of flowers, bushes, shrubs and a small lawned area and a path leading to the side and rear of the property. The rear garden is enclosed and has patio and lawned areas, outside storage and a path leading to the car hardstanding.

Parking

Off street parking is provided for one vehicle by way of a car hardstanding at the side of the property.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

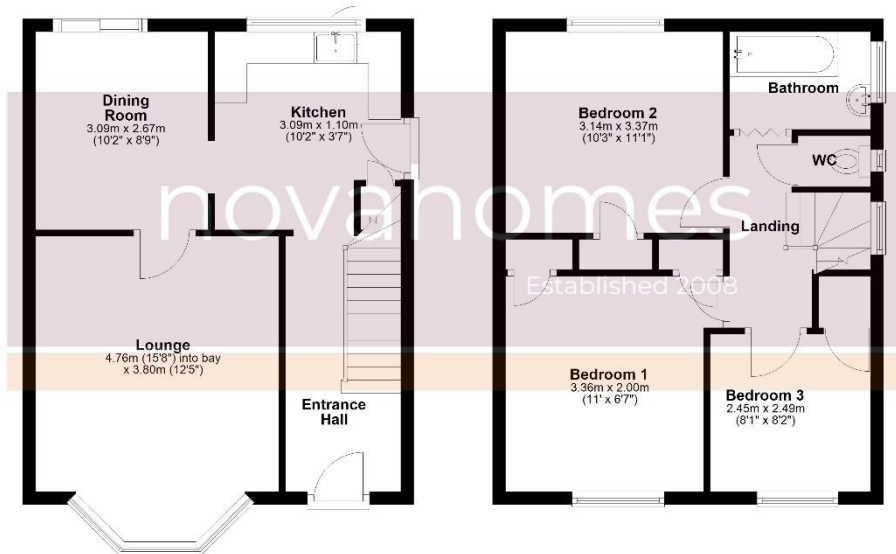






Ground Floor

First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

