



Offers Over £84,000
11 Haughgate Avenue
Leven, KY8 4SG



DELMOR
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Haughgate Avenue

Leven, KY8 4SG

Forming part of a block of four, this outstanding UPPER FLAT offers exceptional finishing and tasteful presentation. Accommodation comprises: Hall, beautifully appointed lounge, superb remodelled kitchen with integrated appliances, two excellent sized double bedrooms and fabulous redesigned shower room. Magnificent well planned and landscaped enclosed gardens with fantastic summerhouse (with bar). A wonderful FIRST TIME BUY awaits you.





Stairs and Hall

Access to the property is through an attractive oak panelled and pattern glazed UPVC external door. The Stairs rise to first floor level. The hall has internal doors leading to the lounge, kitchen, luxurious shower room and Bedroom One. Cupboard allows for storage.

Lounge

A beautifully presented public room positioned to the front of the house with window formation over looking Haughgate Avenue. The focal point for the room is a tasteful antique style fireplace with moulded wooden surround and mantle. Recessed display shelving. Professional feature wall decoration. Superb polished wood flooring.

Kitchen

The kitchen has been remodelled and offers a good supply of floor and wall storage units, display shelves, contrasting wood effect wipe clean work surfaces with inset sink, drainer and mixer taps, ceramic tiled, brick effect splash backs. Integrated oven, four burner hob and overhead extractor. Integrated and concealed Fridge Freezer and washing machine. Power points and switches finished in brushed chrome. Window formation attracts natural light.

Bedroom One

An excellent sized double bedroom positioned to the rear of the property with window formation over looking the enclosed garden. Built in Press cupboard. Fitted wardrobes with sliding doors. Reproduction antique style radiator. Tasteful feature wall decoration. Beautiful polished wood flooring.

Bedroom Two

The second spacious double bedroom, this time positioned to the rear with window formation over looking the landscaped enclosed rear garden. Reproduction radiator. Feature wall decoration. (Large freestanding wardrobe may be available by separate negotiation)

Family Shower Room

Fabulously redesigned and beautifully finished, the shower room is tiled throughout, three piece suite comprises low flush WC, Wash hand basin set into a tasteful vanity and enclosed shower area with thermostatically controlled shower that includes both hand held and rain drop head shower fitments. Chrome finished ladder style heated towel rail. Opaque glazed window.



Garden

The main garden is to the rear of the property, considerable money and expense has been expended in upgrading and landscaping. Fully enclosed and including, lawn, large patio and fantastic summerhouse with bar.

Summer House

An ideal place to escape to, window on two side, access through double doors. Large bar area.

Heating and Glazing

Gas Central Heating. Quality oak finished UPVC double glazing

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

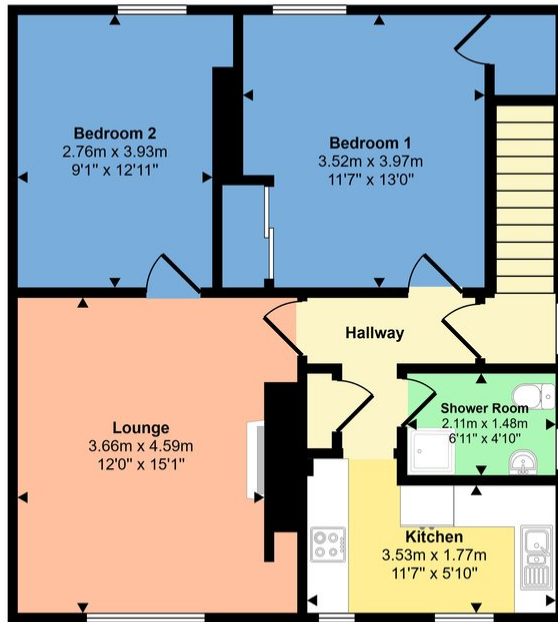
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

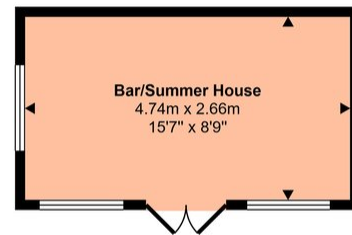




Approx Gross Internal Area
80 sq m / 861 sq ft



First Floor
Approx 67 sq m / 725 sq ft



Reception Room
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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