



40 Byron Avenue, Aberdeen AB16 7LB

Offers over £147,500

THREE BEDROOM SEMI DETACHED HOME IN A POPULAR RESIDENTIAL AREA, WITH OFF STREET PARKING AND GARAGE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM SEMI DETACHED HOME. Located in the popular Northfield area, the property benefits from gas central heating and full double glazing. The accommodation comprises, on the ground floor: Entrance Porch; Inner Hall; Lounge to front; Kitchen to rear; Pantry and rear Hall; and Bathroom. There are three Bedrooms on the upper floor, with Ramsay ladder access to the Attic space. To the front, off street parking for one car is available, leading to Single Garage. The fully enclosed garden to the rear is full of mature plants and shrubs, with a locbloc patio area, drying green, and rear access to Garage.

The property is situated in an area well served by Primary and Secondary Schools and a wide range of amenities including Nursery, Medical Practice, library, church and a variety of shops. There is an excellent swimming pool, outdoor centre and a private golf course with a variety of local parks being available in the area. The location is well served by public transport facilities and is extremely convenient for the nearby Foresterhill Hospital Complex.

ENTRANCE PORCH & INNER HALL



Accessed via part glazed door to front with a bank of windows to front and side. There is tiled flooring and wall mounted coathooks. Ceiling light fitting and Georgian style glazed door to Inner Hall. The spacious Inner Hall has carpeted stairs to the upper floor, understairs storage, ceiling light fitting and central heating radiator. Meter cupboard. Georgian style glazed door to Lounge.

LOUNGE 13' 6" X 13' 5" (4.11M X 4.09M)



Light and airy Lounge with picture window to front allowing natural light. Coal fire on tiled hearth. Ceiling light fitting, wall light in recess flanking the chimney breast, and central heating radiator.

KITCHEN 10' 5" X 10' 1" (3.17M X 3.07M)



Accessed via Georgian style door from Hall, with window to rear overlooking the garden. Fitted with a range of wall and base units with complementing work surfaces. The integrated double oven, hob and extractor are to remain. Space for washing machine. Inset sink below window to rear. Ceiling striplight, smoke alarm and central heating radiator. A door leads to the rear Hall with large Pantry cupboard and access to the rear garden.

BATHROOM 6' 5" X 6' 5" (1.96M X 1.96M)



Partially aqua panelled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting and central heating radiator. A window to side provides natural light.

UPPER FLOOR



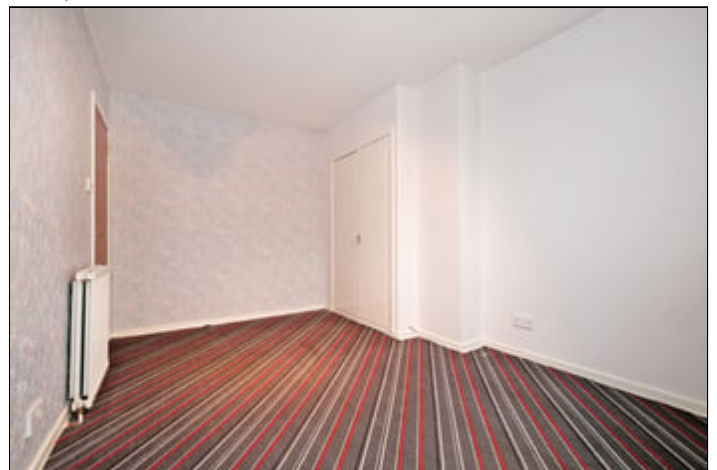
Carpeted stairs lead from the Hall to the Upper floor. A window to the side provides natural light over the stairs and landing. Ceiling light fitting and store cupboard. Hatch with Ramsay ladder leads to the Attic Space.

BEDROOM 2 13' 3" X 10' 0" (4.04M X 3.05M)



Double Bedroom with window overlooking the rear garden, fitted with wall to wall wardrobes allowing excellent hanging and shelf storage, with central vanity. Ceiling light fitting, central heating radiator and telephone point.

BEDROOM 1 13' 7" X 9' 3" (4.14M X 2.82M)



Double Bedroom to the front of the property, benefiting from double built-in wardrobe with hanging and shelf storage available. Ceiling light fitting and central heating radiator.

BEDROOM 3 10' 8" X 10' 3" (3.25M X 3.12M)



Again situated to the front of the property, with window to front and cupboard allowing hanging and shelf storage. Ceiling light fitting and central heating radiator.

ATTIC SPACE



A hatch in the Landing with Ramsay ladder leads to the Attic space, which has been partially divided into two areas measuring 10' 10" x 8' 6" (3.30m x 2.59m) and 17' 0" x 15' 0" (5.18m x 4.57m), both areas having velux windows to the front. Wall mounted boiler and access to eaves.

GARAGE 23' 7" X 8' 5" (7.19M X 2.57M)

With up and over door to front, and pedestrian access from the garden to the rear, the garage benefited from power and light and has storage space within the rafters.

EXTERNAL



The garden area to the front is mainly laid to locbloc to allow off street parking, with some mature shrubs and plants. The fully enclosed garden to the rear is planted with a variety of colourful plants and shrubs, with hedging providing privacy. There is a large lawn area and locbloc patio immediately to the rear of the house, an ideal spot to enjoy the warmer weather. Outside water tap.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - C

EPC BANDING - D



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