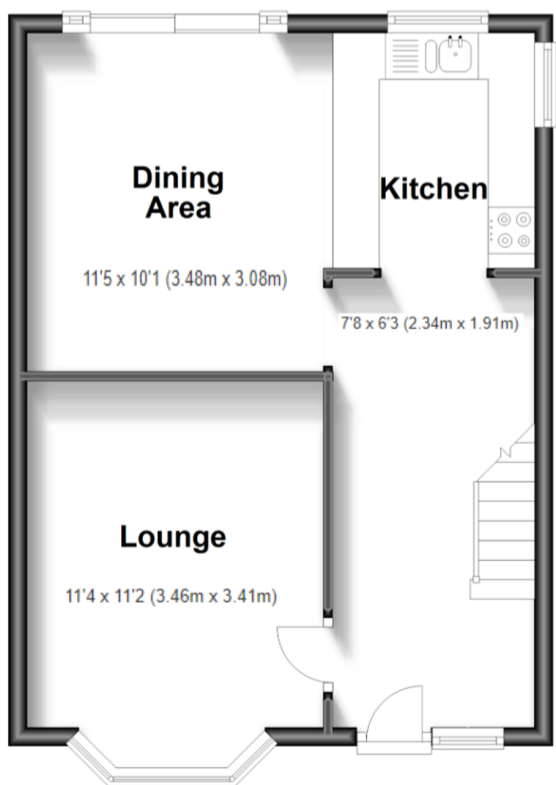




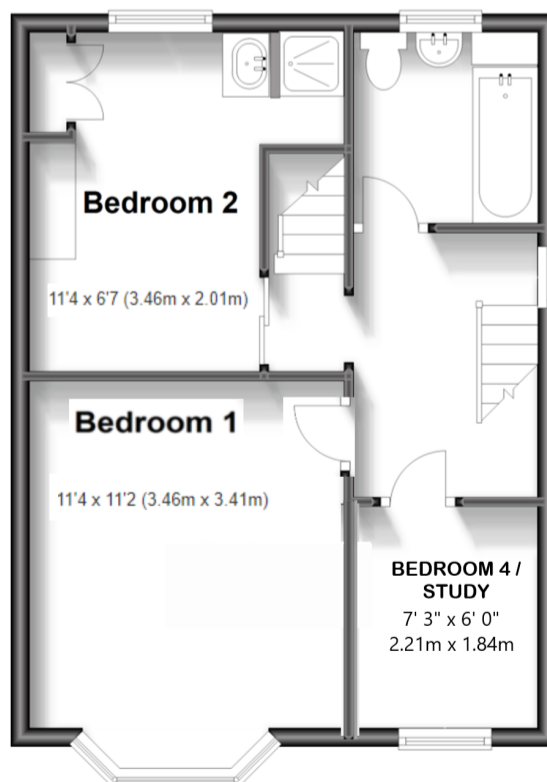
Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



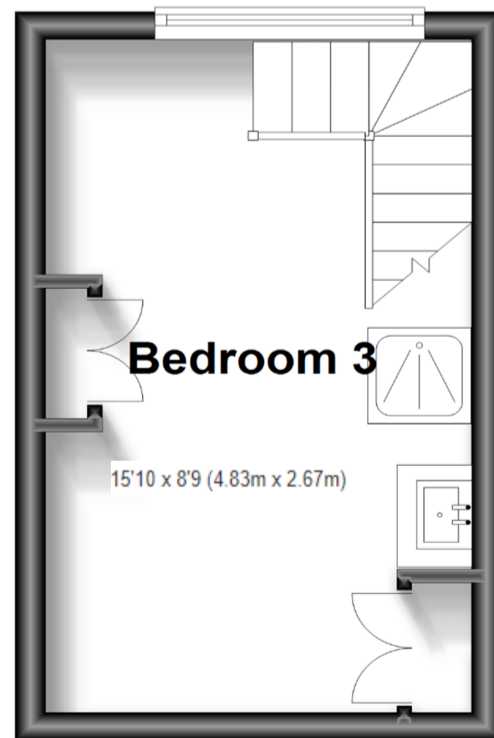
First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Second Floor

Approx. 14.0 sq. metres (151.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G	20	72

England, Scotland & Wales
EPC Directive 2002/91/EC



Welcome to Mackie Avenue, where opportunity knocks on the door of this semi-detached gem awaiting transformation. Nestled in the heart of Patcham, this three-story property presents an exciting canvas for those with a vision for renovation.

Step inside to discover a great deal of potential for this residence. Spread across three floors, the property boasts four bedrooms, offering ample space for a growing family or those seeking a home office sanctuary. The family bathroom ensures convenience and comfort for daily routines, and there is plumbing for a shower on the top floor.

With an aspect to the front there is a separate lounge, perfect for cozy evenings. Meanwhile, the expansive kitchen breakfast/dining room beckons culinary adventures, where you can entertain with flair or have lively gatherings and rear access to the garden and patio.

Outside, the large plot boasts a shared driveway leading to an extended single garage, complete with workshop storage space; a haven for DIY enthusiasts. A lawned garden and hard standing area to the rear offer versatile outdoor spaces, enhanced by new double driveway gates granting access to Ladies Mile Close beyond.

This property comes with the added benefit of no chain, streamlining the purchasing process for eager buyers. With its prime location and scope for renovation, Mackie Avenue presents an unmissable opportunity to create the home of your dreams. Don't miss out—schedule your viewing today and embark on a journey of transformation.



- Four bedroom semi-detached house
- Requires modernisation and refurbishment
- Arranged over three floors
- Shared driveway and extended garage
- Additional extensive garden storage
- Large plot with lawn and patio
- Rear access to Ladies Mile Close
- No onward chain