

**1 Myrtle Avenue PE1 4LS****£230,000**

*** EXTENDED AND BEAUTIFULLY PRESENTED *** " Extended to the side and front, this semi detached home is an ideal 1st time buy. Featuring a porch, entrance, kitchen/diner, living room, additional reception room or potential downstairs bedroom, 2 bedrooms upstairs and a family bathroom. Viewings are essential to appreciate the bedroom sizes and condition this home offers. Council Tax Band - A / EPC Energy Rating - C "

PORCH

3' 5" x 10' 4" (1.04m x 3.15m) (approx) Door to side, two windows to front and window to side.

KITCHEN

15' 0" (max) (4.57m) 12' 0" (min) x 9' 9" (max) (3.66m x 2.97m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated 4 ring gas hob and oven, sink with mixer tap, space for undercounter washing machine, space for freestanding fridge / freezer and cupboard. Window to rear, radiator and wall mounted boiler.

LIVING ROOM

17' 0" (max) (5.18m) 10' 8" (min) x 5' 6" (min) (3.25m x 1.68m) 10' 0" (max) (3.05m) (approx) Door to rear and radiator. Windows to front, side and rear.

BEDROOM / RECEPTION ROOM

8' 5" (min) (2.57m) 10' 3" (max) x 19' 8" (3.12m x 5.99m) (approx) Window to front, window to rear and radiator.

FIRST FLOOR

Window to side, cupboard and access to loft.

BEDROOM ONE

15' 7" x 9' 1" (4.75m x 2.77m) (approx) Two windows to front and radiator.

BEDROOM TWO

10' 3" x 10' 3" (3.12m x 3.12m) (approx) Window to rear and radiator.

BATHROOM

4' 8" x 8' 4" (1.42m x 2.54m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

