

FOR  
SALE



39 Macaulay Avenue, Whitecross, Hereford HR4 0JJ

£229,950 - Freehold

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## PROPERTY SUMMARY

Popular residential location a 3 bedroom end terraced house with gas central heating, double glazing, private rear garden, ideal for investment or FTB. No onward chain!

## POINTS OF INTEREST

- *Popular residential location*
- *Spacious 3 bedroom end-terraced house*
- *Gas central heating, double glazing*
- *Ideal first time buyer/investment*
- *Private rear garden*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **uPVC entrance door into the**

#### **Reception Hall**

Wooden flooring, carpeted stairs leading to the first floor, radiator, understairs coat and shoe storage and doors to the

#### **Living Room**

Oak flooring, double glazed window to the front aspect with views across the City, woodburning stove with hearth and mantel over.

#### **Kitchen/Breakfast Room**

Matching wall and base units with ample worksurfaces, 1½ bowl sink and drainer unit with mixer tap over, a built-in Rangemaster with 5-ring gas hob, electric hotplate and electric oven below and extractor over, integrated dishwasher, space for a free-standing American-style fridge/freezer (will be included), recessed spotlighting, tiled floor, radiator, double glazed window and door to the rear garden, 2 built-in storage cupboards (1 housing the gas and electric meters and fuseboard and the other housing the gas central heating boiler with fitted shelving below), tiled floor.

#### **Landing**

Fitted carpet, loft hatch and doors to

#### **Bedroom 1**

Fitted carpet, double glazed window to the front aspect with rooftop views across the City, radiator, contemporary panelling and built-in wardrobes with mirrored sliding doors.

#### **Bedroom 2**

Fitted carpet, radiator and double glazed window to the rear aspect.

#### **Bedroom 3**

Fitted carpet, radiator and double glazed window to the front aspect with rooftop views across the City.

#### **Bathroom**

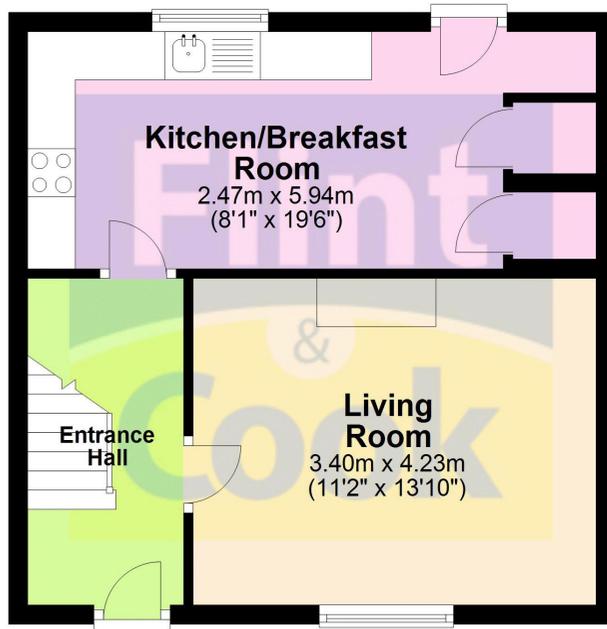
Suite comprising P-shaped panelled bath with electric shower over, pedestal wash hand-basin, low level WC, tiled floor, tiled surrounds, heated towel rail and opaque double glazed window to the rear aspect with fitted roller blind.

#### **Outside**

To the front the property is approached via steps leading up to the front door and to the side access gate. There is a range of plants and shrubs to the rear where there is a tiered garden with a small decked area and steps leading up to a paved patio area and further plants, shrubs and mature trees. There is a useful large timber storage shed and an outside utility fitted with base units with stainless steel sink and mixer tap over, space and plumbing for washing machine and tumble dryer, power and light, tiled floor.

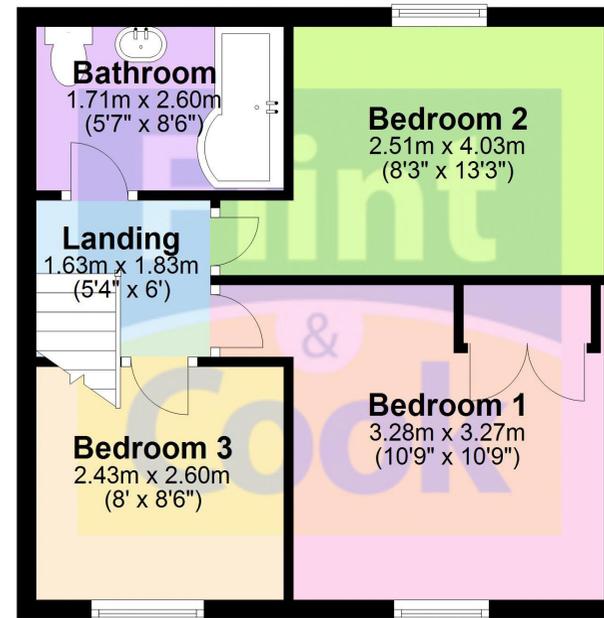
### Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	70	85
England, Scotland & Wales		