

22 Victory Avenue,  
Paddock HD3 4HA

OFFERS AROUND  
£159,950



THIS FANTASTIC THREE BEDROOM END TERRACE FAMILY HOME IS CLOSE TO LOCAL AMENITIES, BOASTS SPACIOUS LIVING ACCOMMODATION, A WELL MAINTAINED REAR GARDEN BACKING ONTO FIELDS, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a UPVC part glazed door into the entrance hallway with space to remove coats and shoes. A staircase ascends to first floor landing and a door leads through to the lounge.

## **LOUNGE 14'9" x 13'8"**

This generous size reception room is beautifully presented with soft neutral decor and has a timber effect fireplace with gas fire, two alcoves and ample space to accommodate free standing furniture. A large front facing window lets natural light flood through and gives a view over the front garden. Laminate flooring flows underfoot and a door leads through to the dining kitchen.



## **DINING KITCHEN 17'11" x 7'8"**

Positioned to the rear of the property, the spacious dining kitchen has two rear facing windows, fitted with timber effect wall and base units, contrasting roll top work surfaces with tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a large six ring gas oven, plumbing for a washing machine, space for a fridge freezer and ample room for a dining table and chairs. Laminate flooring under foot completes the look. A door opens to a storage pantry ideal for household items and an external door opens to the rear garden.



## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with timber balustrade, space for freestanding furniture, a side window allows in natural light and doors lead through to the three bedrooms and house bathroom. A loft hatch provides access into the loft space.



**BEDROOM ONE 12'6" x 11'0"**

Located to the front of the property is this spacious double bedroom with two alcoves, ample space for additional freestanding furniture and a large window overlooks the front garden and street scene below. A door leads through to the first floor landing.



**BEDROOM TWO 11'2" x 8'9"**

Positioned at the rear of the property and being a good sized double bedroom with room for freestanding furniture, window with views of the rear garden and school playing fields beyond and a doorway leads through to the first floor landing.



### **BEDROOM THREE 8'7" x 6'3"**

A bright small double bedroom located to the front of the property which could alternatively used as an office with bulkhead shelving, views over the front garden and a door leads through to the first floor landing.



### **BATHROOM 8'5" x 5'6"**

The bathroom is fitted with a three-piece white suite, including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled with complimentary tile flooring underfoot. Two rear obscure window allow light to flow through and a door leads through to the first floor landing.



## REAR GARDEN

This great-sized fence enclosed rear garden can be accessed via timber gates from the driveway and from the kitchen. There is a patio area ideal for entertaining outdoor dining, a well maintained lawn with colourful shrubs, fruit trees, raised timber vegetable patch and hedges. The garden provides ample space for outdoor furniture, an outbuilding and backs on to school playing fields providing pleasant views.



## EXTERNAL FRONT GARAGE AND DRIVEWAY

You enter the large driveway which has room for multiple vehicles through double timber gates. A hedge enclosed front lawn garden provides room for garden furniture and the drive continues to the garage which has timber doors, power and light. (6.00 x 3.00)



## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

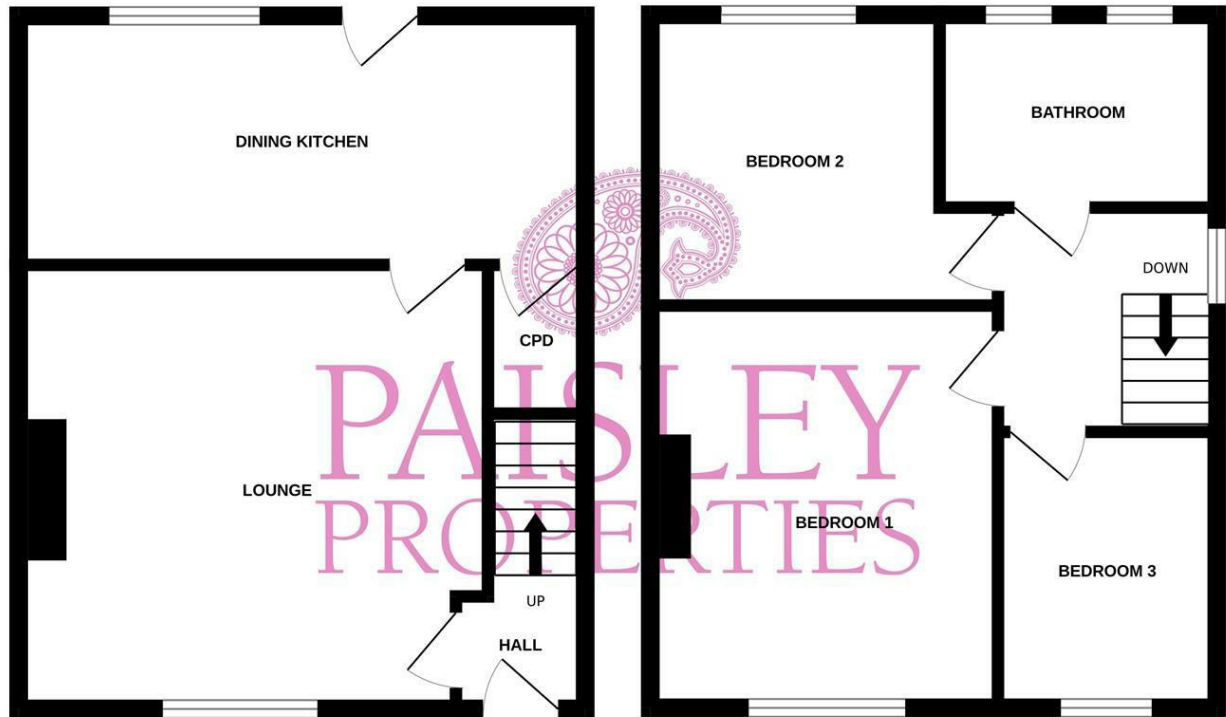
## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

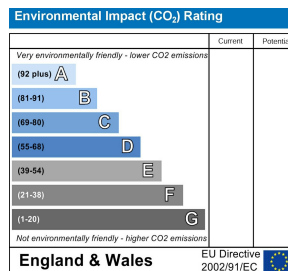
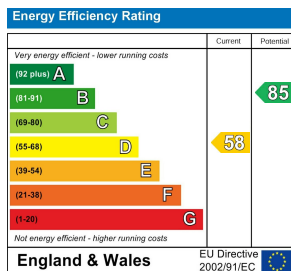
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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