

1 Orangefield Avenue  
Orangefield , BT5 6DG

Cowley



**Price: OA £169,950**

Spacious starter home with elevated aspect to rear.

- Attractive lounge with feature wooden flooring
- Spacious fitted kitchen and breakfast area
- 3 Good sized bedrooms
- Bathroom with coloured suite
- PVC double glazed
- Oil fired central heating
- Spacious basement with access to rear
- Tarmac driveway and gardens front and rear

A most attractive semi detached chalet which enjoys spacious accommodation in the sought after Orangefield development. The property has a commanding aspect to the rear over Orangefield Park, along with further development potential with a spacious basement to the rear.

**ENTRANCE HALL:** PVC front door and frame. Storage under stairs.

**LOUNGE:** 17'3" x 11'6" feature wooden flooring.



**KITCHEN/DINING AREA:** 18'7" x 9'9" range of built in high and low level units, single drainer sink unit, mixer taps, plumbed for washing machine, breakfast bar divider, part tiled walls.





FIRST FLOOR

BEDROOM 1:

11'6" x 10'10"



BEDROOM 2:

10'5" x 10'0" built in robes with mirror sliding door.

BEDROOM 3:

9'6" x 8'4"

BATHROOM:

Panelled bath, telephone hand shower, shower screen, low lush w.c., pedestal wash hand basin, fully tiled walls.



LANDING: Hot press copper cylinder, immersion heater.

SLINGSBY TYPE LADDER TO ROOFSPACE: Velux window, floored, storage into eaves.

OUTSIDE: Spacious tarmac driveway. Gardens front and rear, laid out in lawn.

BASEMENT: 18'8 x 14'4" oil fired boiler.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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