

TO LET

48, Jennings Park Avenue, Abram, WN2 5YQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents



48, Jennings Park Avenue, Abram, WN2 5YQ

Exceptional three bed mid-town house style property located on a quiet modern development



- Modern town house style property
- Modern kitchen with cooker
- Three good sized bedrooms
- Close to amenities / motorway links
- Great sized reception rooms
- Family bathroom / en-suite
- Front and rear garden / garage
- 1241 SQ. FT.

Now available to let and located on a modern development in Abram is this stunning three bed, three storey mid-town house style property. Jennings Park Avenue has been finished to a superb standard internally and boasts deceptively spacious accommodation set over three floors. The property is located close to a range of amenities, schools for all ages, public transport links and is just a short drive to several major motorway networks. This would make an ideal family home given its location to all the amenities and the children's play park to the front.

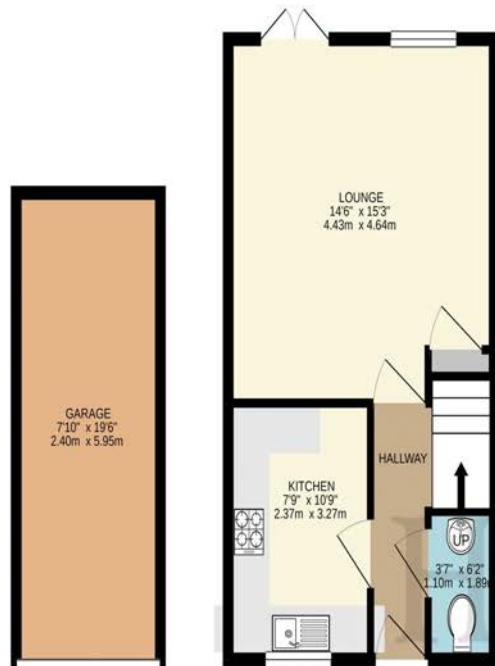
The accommodation briefly comprises of entrance hallway, modern fitted kitchen with cooker and hob, cloak room wc and then a spacious lounge / sitting room to the rear with patio doors leading out onto the gardens. Up on the first floor the landing area opens to give access to a large double bedroom to the rear, second double bedroom to the front and then a modern fitted family bathroom.

Up on the second floor sits the master bedroom with built in wardrobes and en-suite shower. Externally the property has a low maintenance garden area to the front with a lovely, private garden to the rear with decking and garage along with secure gated parking that leads to a detached garage. Internal inspection is recommended to fully appreciate the overall size, spec and superb location.

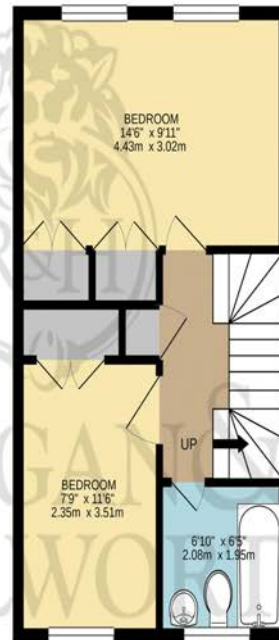




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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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