



**PROSPECT HILL  
LE5 3RT**

**Offers Invited Over  
£300,000**

**Mid Terraced Family Home  
Highly Sought After Location**

**Well presented throughout - Early viewing highly  
recommended.**

**Reception Room**

**Fitted Kitchen**

**4 Bedrooms**

**Lounge**

**Dining Room**

**2 Bathrooms**

Location:

The house is pleasantly situated in the popular sought after location, which benefits from a good range of local facilities and amenities, including schools, shopping, places of worship, parks and community centres.

Viewing:

Strictly by telephone appointment to be arranged through the Selling Agents.

## **Ground Floor**

### **Reception Room**

This room comprises of a double glazed window to front elevation allowing lots of natural light to flow through the room, bespoke cupboards for storage, coving to ceiling, laminate floor along the entrance walkway to inner hall area, carpet floor and a central heating radiator.

### **Inner Hall**

Stairs leading to lower and upper floors.

### **Living Room**

Spacious, bright and airy, this room welcomes you with with a lush carpeted floor, coving to ceiling, central heating radiator, and double glazed window to rear elevation.

## **Lower Level**

### **Kitchen**

This well laid out kitchen is fitted with a range of wall and base units with work surface over, over, stainless steel sink, integrated hob and oven with extractor hood over. Dishwasher and washing machine point, splash back tiling. There is a Double Glazed window to rear elevation and double glazed door leading to rear garden.

### **Dining Room**

Conveniently located next to the kitchen, this room has further storage cupboards, and ample space for a Dining suite, perfect for family dinners.

## **1st Floor Landing**

### **Bedroom One**

Expect to find a double-glazed window to front elevation, fitted cupboards, carpet flooring and central heating radiator.

### **Bedroom Two**

Comprises of a double-glazed window to rear elevation, fitted cupboards and shelving laminate flooring and central heating radiator.

### **Shower Room**

Spacious and modern in design, fully tiled with shower enclosure and mains powered shower, hand wash basin with vanity under, w.c and vertical towel radiator.

## **2nd Floor Landing**

### **Bedroom Three**

Comprises of a double-glazed window to rear elevation, fitted cupboards and central heating radiator.

### **En-suite Shower Room**

Shower enclosure with recently fitted Shower unit, hand wash basin, and w.c, fully tiled walls and floor, central heating radiator.

### **Bedroom Four**

Comprises of a double-glazed window to front elevation, laminate floor and central heating radiator.

## **Outside**

### **Rear Garden**

Multi level and paved throughout. with a brick built store/shed. Access to front via shared alleyway.

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