



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £320,000

Pennine Avenue, Luton, Bedfordshire, LU3 3EJ



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • NO UPPER CHAIN COMPLICATIONS • POPULAR 'SUNDON PARK' LOCATION • WALKING DISTANCE TO LEAGRAVE STATION • GAS CENTRAL HEATING & DOUBLE GLAZED • PRIVATE SOUTH FACING REAR GARDEN • GARAGE & SHARED DRIVEWAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom semi detached family home located in the highly sought after 'Sundon Park' area with no upper chain complications.

Garage with shared driveway, generous size South facing rear garden & a refitted WC & bathroom are just a few of the attributes this property has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, lounge area leading through to the dining area with sliding patio doors opening to the rear garden. Fitted kitchen, bathroom with separate WC & three generous size bedrooms.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a replacement boiler, secluded South facing rear garden with paved patio.

Contact Mantons Estate Agents for more information or to arrange a viewing.

Pennine Avenue is located in Sundon Park, a very popular residential area in the North part of Luton. Positioned within walking distance to the main high street where you will find an abundance of local amenities including; Doctors, food outlets - Greggs, Subway, convenience stores, Aldi, Tesco's express & pharmacy. Leagrave Thames Link train station & M1 junction 11 & 11A are both within easy reach. Parklea Primary & Lealands High are the school catchments.

## Additional Information

EPC Rating D. Council Tax Band C. 903 sqft (Approx.)

