



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £260,000

Ashcroft Road, Luton, Bedfordshire, LU2 9AF



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- GENEROUS SIZE REAR GARDEN
- BLOCK PAVED DRIVEWAY
- WALKING DISTANCE TO SCHOOLS & SHOPS
- IN NEED OF REFURBISHMENT
- GAS CENTRAL HEATING & DOUBLE GLAZED

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom semi detached home located within 1 mile of Parkway ThamesLink train station with no upper chain complications.

Occupying a generous size plot with ample potential to expand (stp). The property does require some internal improvements which is reflected in the marketing price, great opportunity to create your perfect home.

In brief the property comprises; Entrance hall with stairs rising to the first floor, kitchen, lounge & separate dining area with patio doors leading to the rear garden. On the first floor is a fitted bathroom & three well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, generous size rear garden, gas central heating, store room housing the boiler, block paved driveway providing ample off road parking.

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

Ashcroft Road is located within close proximity of all local amenities. London Luton airport, junction 10 of the M1 motorway & Luton Parkway ThamesLink train station are all within easy reach. This particular property occupies a generous size plot with ample potential to extend. 'Asda' supermarket is a short drive whilst the Primary school 'Ramridge' & High school 'Queen Elizabeth' are both within walking distance.

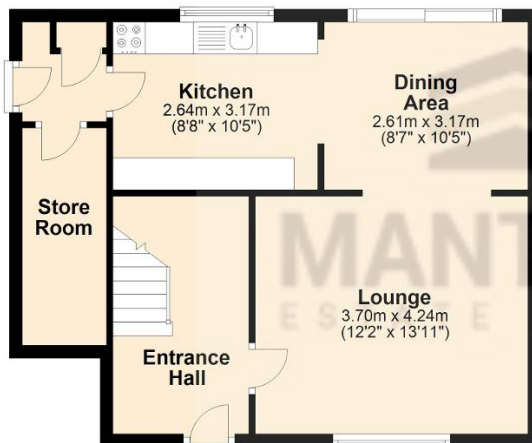
## Additional Information

EPC Rating TBC. Council Tax Band A. 967 sqft (Approx).



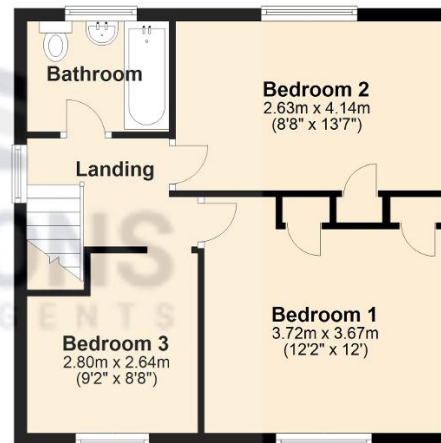
### Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 89.9 sq. metres (967.4 sq. feet)