



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - £310,000

Dane Road, Luton, Bedfordshire, LU3 1JP



## KEY FEATURES:

- WELL PRESENTED TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • REFITTED KITCHEN •
- MODERN FIRST FLOOR BATHROOM SUITE • REWIRED IN 2020 • REPLACEMENT DOUBLE GLAZING • GAS
- CENTRAL HEATING VIA COMBI BOILER • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this immaculate three bedroom terrace home.

Decorated to a contemporary theme throughout with a modern kitchen & bathroom, re-wired (2020) & external wall insulation.

In brief the property comprises; Entrance hall with stairs rising to the first floor, sitting room & dining area leading to a fitted kitchen. On the first floor is a modern bathroom & three well proportioned bedrooms.

Further benefits include; replacement double glazed windows & doors, gas central heating serviced via a combination boiler, replacement roof tiles, spacious loft with ladder access & a low maintenance rear garden with side access.

To arrange a viewing or for further information contact Mantons Estate Agents.

Dane Road is situated in the sought-after Biscot Area of Luton, close to a range of local amenities, including convenient stores, pharmacies, food outlets & larger supermarkets; Aldi & Sainsburys. Conveniently, Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton Airport are all within easy reach. Denbigh Primary & High Schools are within the catchment area.

## Additional Information

EPC Rating C. Council Tax Band B. 916 Sq.ft (Approx.)

