



70 Priestleys  
Luton, LU1 5QL



Bradley Cooper  
Partnered With  
**Simpsons**  
Property Experts

We're delighted to offer to the open market this three-bedroom semi-detached family home with no upper chain and also offers huge potential with scope for extensions STPP, it is also conveniently located on a corner plot. Additionally it features a garage and driveway to the side

Upon entering this family home you're greeted with a porch leading into the entrance hallway which comprises of stairs leading to the first floor and an under-stairs storage cupboard. Leading off the hallway there is the spacious dual aspect living room and a fully fitted kitchen/diner which comprises of several wall to base fitted cupboards with space for appliances. Attached to the side of the property there is a side lobby with two brick storage sheds and a downstairs WC with hand basin.

The first floor comprises of three bedrooms, two doubles and one single with a three piece family bathroom suite.

Externally the property is situated on a good sized corner plot, which is mainly laid lawn to the front and rear with driveway for two vehicles and a detached single garage.

One of the standout features of this property is the significant scope for extension, subject to planning permission. This presents an exciting opportunity for those looking to personalise their home and increase its value.

Offered with no chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or seeking a family home with room to grow, this property is not to be missed. Embrace the potential and charm of this lovely semi-detached house, and envision the wonderful memories that await you here.

£350,000



3



2



2



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not be fixed and no guarantee as to their operability can be given.  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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Tel: 01525 623064

Email: [bedford@simpsonspropertyexperts.co.uk](mailto:bedford@simpsonspropertyexperts.co.uk)

Web: [simpsonspropertyexperts.co.uk/our-locations/bedford](http://simpsonspropertyexperts.co.uk/our-locations/bedford)

