

## Terraced House - Ferndale

£85,950

Property Reference: PP5974



Here we offer for sale a completely renovated and modernised formerly three bedrooms now converted to two double bedrooms, plus attic storage, mid terraced property, situated in one of the most sought after side street locations with easy access to all facilities, including Schools at all levels and transport links. This property is being sold with immediate vacant possession and no chain onward, it benefits from UPVC double glazing, gas central heating and includes many extras to include fitted carpets, blinds etc. It comprises from entrance Hallway, spacious Lounge/ Dining room, Modern fitted Kitchen/ Dining room, Utility/ Lobby area, Bathroom and WC, two excellent sized Bedrooms, Loft storage and a beautifully presented rear terraced garden.





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Entrance via ornate glazed UPVC double glazed door allowing access to the entrance Hallway.

### Hallway

With plaster and emulsion decoration, emulsion ceiling, and high gloss finish wall mounted electric service meters, laminate flooring, staircase to the first floor elevation with fitted carpet. Light oak panelled door to the side allowing access to the main Lounge/ Dining room.

Lounge/ Dining room (3.49m not including depth of recesses x 6.39m)

With UPVC double glazed window to the front, blinds and curtain poles to remain, plaster and emulsion ceiling with modern coving and matching centrepiece, plaster and emulsion decoration, fitted carpet, ample electric power points, television aerial, two radiators with lattice work covers to remain as seen. Feature modern box effect adams style fireplace with marble effect, downlighting, which is a feature area for display or fire. Matching oak panelled door to the side allowing access to under







the stair storage and further ornate glazed oak panelled door to the rear allowing access to the Kitchen/ Breakfast room.

#### Kitchen/ Breakfast room (3.86m x 2.34m)

With UPVC double glazed door and window to rear, overlooking the rear gardens, window with blinds to remain, patterned artex ceiling with modern four way spotlight fitting, plaster and emulsion decoration, xpelair fan and ceramic tiled flooring. Full range of light beech fitted Kitchen units, comprising ample wall mounted units, base units, ample work surfaces, corner display shelving, wine rack, matching breakfast bar, inter-grated electric oven, four ring gas hob and extractor canopy fitted above. Ample space for further appliances, panelled door to side allowing access to the Utility room.



#### Utility room

With plaster and emulsion decoration, matching ceiling with generous access to the loft, further base unit, plumbing for automatic washing machine and ample electric power points, ceramic tiled flooring, white panelled door allowing access to the Bathroom.



#### Bathroom

With patterned glazed UPVC double glazed window to the rear, plaster and emulsion decoration, matching ceiling, xpelair fan, ceramic tiled flooring and radiator. White modern suite to include panelled bath with central mixer taps and shower supplied over the bath direct from combination system, the shower is a rainforest overhead shower with attachments, splash back ceramic tiling and complete to bath area. Low level WC and wash hand basin with central mixer taps, set within base vanity display unit with vanity shelving and splash



back, bevelled edge mirror to remain as seen.

## First Floor Elevation

### Landing

With UPVC double glazed window to the rear, plaster and emulsion decoration, matching ceiling, spindled balustrade, fitted carpet, and ample electric power points, further staircase allowing access to the loft storage with fitted carpet tread, and wrought iron feature, white panelled door to under the stair storage and matching doors allowing access to Bedrooms One and Two, electric power points.

### Bedroom One (3.62m x 4.12m not including depth of wardrobes)

With two UPVC double glazed windows to the front, both with blinds, plaster and emulsion decoration, matching ceiling, fitted carpet, radiator and ample electric power points. Range of light beech wardrobes to remain as seen with two central mirror fronted panels, providing ample hanging and shelving space.

### Bedroom Two (2.88m x 2.71m)

With UPVC double glazed window to the rear overlooking the rear gardens, plaster and emulsion decoration, emulsion ceiling, laminate flooring, radiator, and range of built in wardrobes, providing ample hanging and shelving space.

### Loft storage

Is an excellent size and is the full width and depth of the main property, with plaster and emulsion decoration, matching ceiling with ceiling recess lighting and wall lighting to remain, radiator, genuine skylight window with blinds, fitted carpet, ample electric power points and concealed storage within eaves. Further range of built in wardrobes to one wall, providing ample hanging and shelving space.

### Garden to rear

A well presented tiered garden, laid to decked feature patio with wrought iron balustrade, further leading onto lawned gardens with wrought iron balustrade, and concrete block built outbuilding with electric power and light and UPVC double glazing, outside courtesy light fitting and good rear



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## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Notes

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.