



## 52 Fraser Street, Shaw, OL2 7SD

This beautifully presented garden-fronted mid-terrace home located in Shaw. Step inside to discover a cosy lounge, bathed in natural light from a large bay window. Continuing along the hallway leading seamlessly to a spacious dining room, flowing into a well-appointed fitted kitchen. Upstairs, the spacious main bedroom features dual windows and attractive built-in wardrobes, offering both space and style. The second bedroom is a generous size, ideal for family or guests. A four-piece family bathroom completes the upper level. Outside, a charming yard area awaits, providing a perfect spot for relaxation or entertaining guests. Located within walking distance of Shaw town centre, this home offers easy access to a variety of shops, schools, and local amenities, ensuring convenience at your doorstep.



**Two double bedrooms**

**Spacious dining room**

**Beautiful rear yard**

**Close to Shaw Centre**

**Well-appointed fitted kitchen**

**Four-piece fitted bathroom**

**Fitted master bedroom**

**£199,950**

### Living Room

12' 3" x 12' 8" (3.74m x 3.87m)

Lovely front aspect lounge with a bay window that allows plenty of light into the room. Fireplace with fitted fire. Attractive coving and high dado rails retains the character of the room.

### Dining Room

13' 3" x 13' 2" (4.05m x 4.01m)

Elegant spacious room that continues the period feel. Leads to kitchen.

### Kitchen

7' 10" x 9' 5" (2.39m x 2.86m)

Fully fitted cream shaker style units with a gas hob and double oven. Tiled backsplash walls, plumbed for washer. Tiled floor. Door leads to rear yard area.

### Master Bedroom

13' 10" x 12' 11" (4.21m x 3.94m)

Large room with two windows which allows plenty of light into the room. Fully fitted wardrobes with matching furniture.

### Bedroom Two

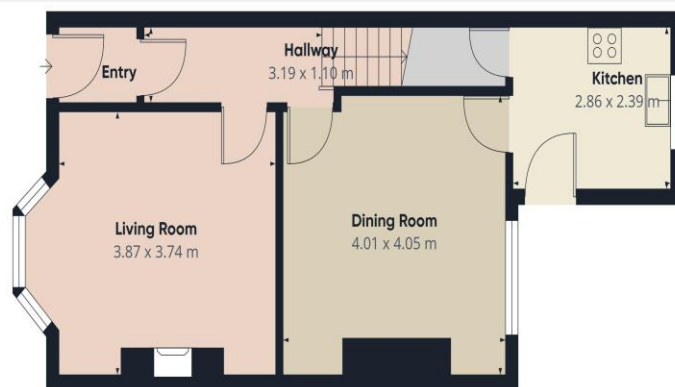
10' 11" x 13' 3" (3.34m x 4.03m)

Good size double room with light airy feel, rear aspect.

### Family Bathroom

7' 7" x 8' 11" (2.31m x 2.72m)

Spacious room with four piece white suite, housed in fitted oak colour units. Separate shower unit.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

