

Mark
Webster
estate agents



Green Lane
Birchmoor
£189,950

*** RECENTLY REFURBISHED THROUGHOUT - OPEN PLAN LIVING - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this beautifully refurbished mid-terraced property briefly comprising: Lounge/diner, kitchen, utility room/WC, two bedrooms, bathroom and a low maintenance rear garden. Viewing is essential.

ENTRANCE HALL

Opaque double glazed window to front aspect, laminated wooden effect flooring and an opening to...

LOUNGE/DINER

14' 7" x 11' 6" (4.44m x 3.51m)

Double glazed window to front aspect, laminated wooden effect flooring, two column style radiators, space for an electric fire and open plan through to...

KITCHEN AREA

13' 3" x 5' 6" (4.04m x 1.68m)

Double glazed window to rear aspect, tiled floor, tall column style radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, gas hob, space for an electric single oven, composite style sink, integrated fridge, integrated freezer, door giving access to the rear garden and a further door to...

UTILITY ROOM/WC

4' 9" x 5' 1" (1.45m x 1.55m)

Double glazed window to rear aspect, tiled floor, space for a washing machine, wall mounted central heating boiler and a low level WC.

FIRST FLOOR LANDING

Access to roof space and doors leading off to...

BEDROOM ONE

10' 9" x 11' 8" (3.28m x 3.56m)

Double glazed window to front aspect, laminated wooden effect flooring and a double panelled radiator.

BEDROOM TWO

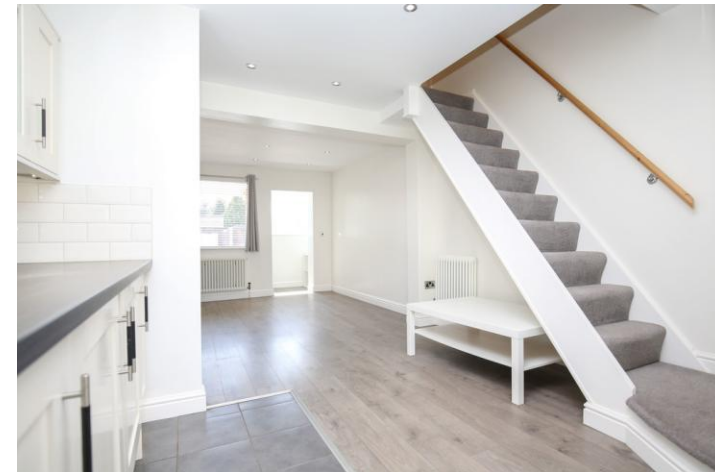
16' 9" x 6' 2" (5.11m x 1.88m)

Double glazed window to rear aspect, laminated wooden effect flooring and a double panelled radiator.

BATHROOM

8' 6" x 5' 2" maximum (2.59m x 1.57m)

Opaque double glazed window to rear aspect, tiled floor & walls, heated towel rail, wash basin with useful vanity storage, low level WC and a panelled bath with mixer style shower over.



TO THE EXTERIOR

The rear garden is fully block paved to provide low maintenance. There is a right of way across the garden to access neighbouring properties.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR
338 sq ft. (31.4 sq.m.) approx.



1ST FLOOR
323 sq ft. (30.1 sq.m.) approx.

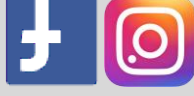
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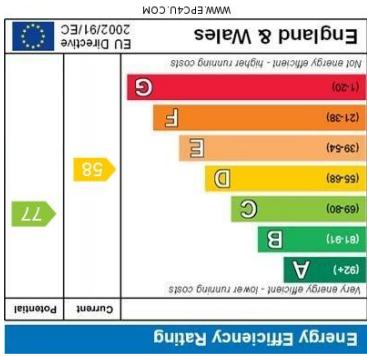
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