



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Townsend Street, Waterfoot, BB4 7AZ

£149,000

STUNNING TWO BEDROOM MID TERRACE HOME

Presenting Townsend Street, Waterfoot, this gorgeous mid-terrace house presents an ideal opportunity for first-time buyers seeking a comfortable and stylish home. The property boasts a spacious lounge that invites relaxation and social gatherings, complemented by a modern kitchen that is both functional and aesthetically pleasing.

With two generously sized double bedrooms, this home offers ample space for rest and personalisation. The contemporary bathroom is designed with modern fixtures, ensuring convenience and comfort. The stylish decor throughout the property enhances its appeal, making it a welcoming space for you to settle into.

Spread over three floors, this residence provides a sense of space and versatility, perfect for those looking to create their own sanctuary. The spacious rear yard is an added bonus, offering a private outdoor area for entertaining or simply enjoying the fresh air.

Located in a great area of Waterfoot, this property is ready for you to move in and make it your own. With its combination of modern amenities and charming features, this mid-terrace home is not to be missed. Come and experience the potential of this lovely property today.

Townsend Street, Waterfoot, BB4 7AZ

£149,000

 **2**  **1**  **1**  **E**

- Beautifully Presented Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Neutral Decoration Throughout
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 3'5 (1.07m x 1.04m)

UPVC double glazed frosted front door, two hardwood single glazed leaded stained glass windows and door to reception room.

Reception Room

13'10 x 12'11 (4.22m x 3.94m)

UPVC double glazed leaded window, central heating radiator, electric hearth with marble hearth and wooden mantel, television point, herringbone wood effect flooring, door to kitchen and door to stairs to first floor.

Kitchen

10'10 x 8'1 (3.30m x 2.46m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, under unit lighting, smoke detector, tiled effect flooring, door to under stairs storage and UPVC double glazed frosted door to rear.

First Floor

Landing

11'6 x 5'4 (3.51m x 1.63m)

UPVC double glazed window, doors leading to bedroom one, bathroom and door to stairs to second floor.

Bedroom One

14'0 x 12'11 (4.27m x 3.94m)

UPVC double glazed leaded window , central heating radiator and acoustic wood panelling.

Bathroom

8'4 x 8'1 (2.54m x 2.46m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, panel bath with mixer tap, partially tiled elevations, extractor fan and wood effect flooring.

Second Floor

Bedroom Two

17'0 x 12'0 (5.18m x 3.66m)

Velux window and eave storage.

External

Rear

Enclosed yard with decking and gate to shared access.



Tel: 01706215618

www.keenans-estateagents.co.uk