

## **3 BEDROOM MID TERRACE HOUSE**



**58 FIELDSIDE EPWORTH, DN9 1DP  
OFFERS IN THE REGION OF:- £149,950**

This three bedroom mid terrace house in need of sympathetic modernisation is ideally positioned for walking distance to all local amenities to include schools, doctors, dentist and shops in the wonderful historic market town of Epworth. The property briefly comprises reception hallway, living room, dining kitchen, rear lobby and downstairs toilet. Upstairs there is a landing, 3 bedrooms and family bathroom. The property offers lots of potential and would be ideal either for a first time buyer or buy to let purposes. There is a lawned garden to the front and rear of the property. A recently fitted gas fired central heating boiler and Upvc double glazed units. With vacant position would mean no chain! Call Agents to arrange a viewing!

**HALLWAY** Side entrance door with side screen. Laminate flooring. Staircase leading to first floor landing and bedrooms. Walk-in storage cupboard.

**DINING KITCHEN 16' 7" x 10' 1" (5.063m x 3.078m)** Front and rear facing windows. Fitted base and wall units with drawers and corner display cupboard. Worktop incorporating single bowl drainer with mixer taps and tiled splash back. Free standing cooker and provision for whitegoods. Tiled floor. Radiator.

**REAR LOBBY** Rear entrance door. Tiled floor. Built in storage cupboard. Radiator.

**WC** Rear facing window. Hand wash basin and low-level WC. Tiled floor. Radiator

**LIVING ROOM 16' 8" x 10' 6" (5.082m x 3.206m)** Front facing window. Laminate flooring. Television point. Ornamental fireplace surround. Radiator.

**LANDING** Rear facing window. Built in storage cupboard. Radiator.

**BEDROOM 1 13' 4" x 9' 7" (4.080m x 2.924m)** Rear facing window. Built in wardrobe/storage. Radiator.

**BEDROOM 2 10' 9" x 10' 3" (3.280m x 3.128m)** Front facing window. Radiator.

**BEDROOM 3 10' 9" x 10' 3" (3.280m x 3.128m)** Front facing window. Radiator.

**BATHROOM 7' 1" x 5' 5" (2.177m x 1.655m)** High level window. Corner bath with shower over. Low level WC and pedestal hand wash basin. Tiled walls. Radiator

**OUTSIDE** To the front of the property there is a lawned garden. At the rear of the property there is a lawned garden.



#### **The Property Misdescriptions Act 1991**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

#### **Misrepresentation**

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.