

2 BEDROOM MID-TERRACED HOUSE



21 TOTTERMIRE LANE EPWORTH, £165,000

A mid terraced property located in the historic market town of Epworth. Ideally situated within walking distance to all local amenities including shops, schools and doctors. Easily accessible to the M180 motorway network for commuting to Leeds, Sheffield, Doncaster and Scunthorpe. Comprising of a reception hallway, living room, conservatory/sunroom and kitchen on the ground floor. Two bedrooms and bathroom on the first floor. Lawned garden with patio areas. Driveway with parking for two vehicles. Gas fired central heating. Upvc double glazed. Viewing is by appointment only contact agents for internal inspection.

RECEPTION HALLWAY: Front facing entrance door leads into the reception hallway. Tiled floor. Staircase leading to first floor landing and bedrooms. Under stairs storage. Radiator.

LIVING ROOM:19' 5" x 10' 9" (5.928m x 3.293m) Rear facing window and patio doors giving access into the conservatory/sunroom. Rustic brick inglenook fireplace with stone hearth and display shelving housing a gas stove. Television point. Radiator.



KITCHEN: 11' 6" x 7' 11" (3.526m x 2.415m) Front facing window. Fitted wall and base units with drawers. Worktop incorporating a stainless steel double bowl single drainer sink with mixer tap. Provisions for dishwasher and washing machine. Chrome five ring double oven Range with extractor fan over.



FIRST FLOOR:

LANDING: Two front facing windows. Loft access.



CONSERVATORY/SUNROOM: 10' 0" x 9' 4" (3.052m x 2.860m) Brick base with rear and side facing windows and side facing French doors giving access to rear lawned garden and patio areas. Tiled floor. Radiator.

BEDROOM 1: 13' 2" x 9' 3" (4.021m x 2.840m) Rear facing window. One wall of built in wardrobes. Radiator.

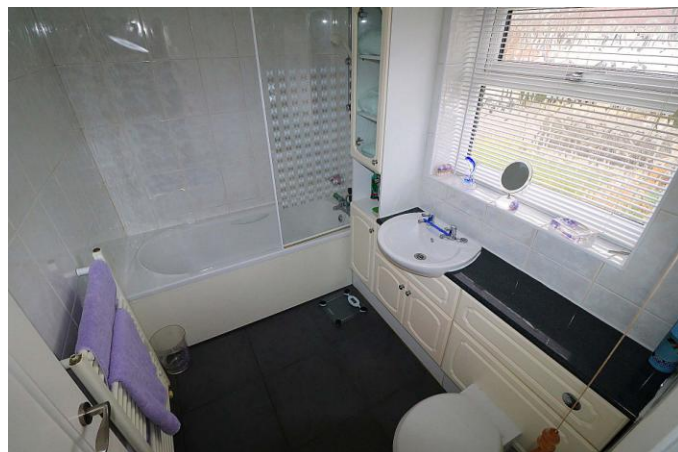


BEDROOM 2: 13' 8" x 11' 7" (4.183m x 3.541m) Rear facing window. Radiator. Access to walk in dressing room/ storage.



DRESSING ROOM: Walk in storage / dressing room with radiator.

BATHROOM: 7' 8" x 5' 6" (2.352m x 1.688m) Front facing window. Fitted suite comprising of a vanity sink unit with cupboards and display top incorporating a low level WC and panelled bath with shower over and glass side screen. Tiled floor. Heated towel rail.



OUTSIDE: The front of this property offers a driveway with parking for two vehicles. The rear garden is lawned with a paved patio area and pergola that gives access to a further patio area that is all enclosed by a wooden fence boundary. External tap and lights.



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.