

FOR SALE



Ward Street, Moorsholm

3 Bedrooms, 1 Bathroom, Mid Terraced House

£185,000



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- Great For First Time Buyers
- Beautiful Views
- Quiet Rural Location
- Well Presented
- Conservatory/sun room

FULL DESCRIPTION Charming Terraced Property with Stunning Views – A Perfect Rural Retreat

Nestled in a peaceful rural location, this delightful terraced property offers a unique blend of country living with modern comforts. Boasting three spacious bedrooms and two generous reception rooms, this home is perfect for families or those seeking extra space for relaxation and entertainment. The property is surrounded by breathtaking views of the countryside, providing a serene and picturesque backdrop every day.

With its combination of character, comfort, and stunning surroundings, this home presents a rare opportunity to embrace the charm of rural life, while still being within easy reach of local amenities. Don't miss the chance to experience this tranquil haven first hand – book your viewing today!

Call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE LOBBY/UTILITY/SUNROOM 6' 6" x 7' 9" (2.00m x 2.38m) uPVC entrance door, dado, carpeted flooring.

LOBBY uPVC entrance door, dado, carpeted flooring and doors leading to WC, Kitchen and Dining room.

WC Part cladded. White low level WC with push button flush, pedestal wash hand basin and extractor.

KITCHEN 12' 1" x 7' 10" (3.70m x 2.41m) To front and side aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl stainless steel inset





sink unit, mixer tap, laminate splash backs, laminate work surfaces, plumbing for washer/dishwasher, extractor hood, laminate flooring and uPVC window.

LIVING ROOM 10' 6" x 15' 10" (3.22m x 4.83m) To rear aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating electric fire, carpeted flooring, electric storage heating and uPVC French doors leading to garden.

DINING ROOM 11' 5" x 13' 0" (3.49m x 3.98m) To front aspect. Ceiling cornice, textured ceiling, carpet flooring, electric heater and uPVC window.

FIRST FLOOR

LANDING Loft access hatch to part boarded loft space.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, separate Mira shower cubical with glazed side screens, textured ceiling, extractor,

laminate flooring, electric wall heater and uPVC window.

BEDROOM 12' 6" x 8' 3" (3.82m x 2.53m) To rear aspect. Storage heater and uPVC window.

BEDROOM TWO 12' 4" x 7' 2" (3.78m x 2.20m) To rear aspect. Ceiling cornice, electric heater and uPVC window.

BEDROOM THREE 9' 8" x 11' 1" (2.95m x 3.38m) To front aspect. Electric heater and uPVC window.

EXTERNALLY

GARDEN The front garden is concrete with seating area and pots. The fence enclosed rear garden has large border planting with a paved patio and a variety of shrubs, bushes and plants with beautiful views.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		





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