



**Farrier Close**

Pity Me DH1 5XY

**Offers Over £90,000**







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# Farrier Close

## Pity Me DH1 5XY



- Ground floor apartment
- EPC RATING - D
- No chain involved

- Two double bedrooms
- Easy access to the A167 for commuting
- Allocated parking

- Newly decorated throughout
- Close to the Arnison Retail Park and other local amenities
- Secure entry system

Venture Properties are delighted to offer for sale with no chain involved, this well presented, ground floor apartment with two double bedrooms in a sought after location, enjoying superb commuting links via the A167 and close to the Arnison Retail Park.

Ideal for a range of buyers including buy to let investors with potential rental income up to £750 PCM. This spacious floor plan comprises of an entrance lobby, hallway, large living room, comprehensively fitted kitchen, two generous double bedrooms and modern bathroom/WC. Externally there are communal gardens, an allocated parking space and additional visitor bays.

Early viewing is highly recommended to avoid disappointment..

### GROUND FLOOR

#### Entrance Lobby

Entered from the communal entrance hallway. With an internal door to the hall.

#### Hall

Having an entry telephone, electric heater and airing cupboard.

#### Living Room

15'0" x 10'10" (4.59 x 3.31)

Spacious reception room with a UPVC double glazed window and electric heater.

#### Kitchen

9'10" x 8'2" (3.00 x 2.50)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window, recessed spotlighting and an electric heater.

#### Bedroom One

14'7" x 9'6" (4.47 x 2.92)

Generous double bedroom with a UPVC double glazed window, built in double wardrobe and electric heater.

#### Bedroom Two

11'2" x 9'6" (3.41 x 2.92)

Further double bedroom with a UPVC double glazed window and electric heater.

#### Bathroom/WC

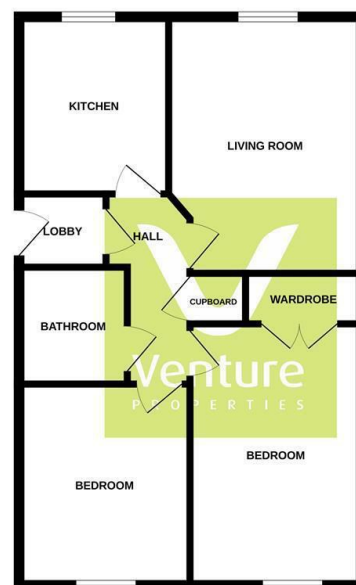
6'6" x 5'11" (1.99 x 1.81)

Comprising of a bath with mains fed shower over, pedestal wash basin, WC, stainless steel heated towel rail and extractor fan.

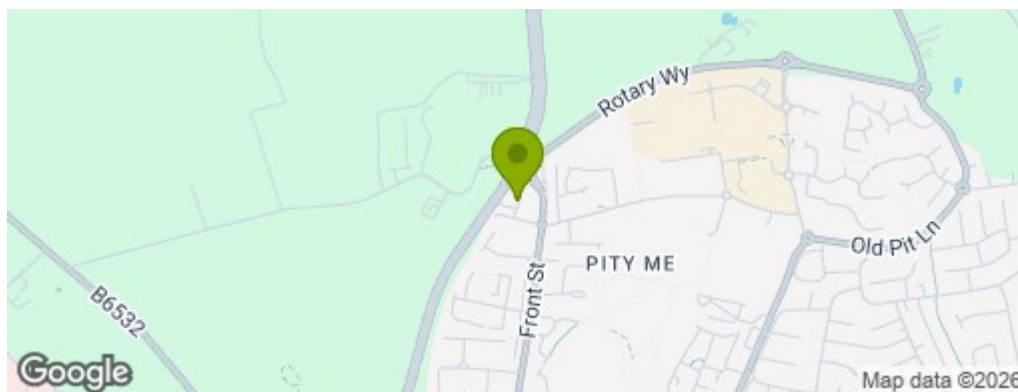
#### EXTERNAL

Externally there are communal gardens, an allocated parking space and further visitor bays.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of the plan are not intended and no guarantee as to their quality or efficiency can be given.  
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## Property Information

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