



£130,000

STATION ROAD | | OLLERTON | NG22 9BW

BuckleyBrown
ESTATE AGENTS

QUAINT LIVING!...This striking terraced property offers two generous bedrooms, with stunning beams and further accommodation that is well proportioned and perfect to make your own. Lets take a look inside..

Starting with the living room which is warm and cosy fitted with an open feature fireplace, making this a wonderful space to relax after a long day. The kitchen is just next door and offers ample worktop space, original fitted corner cupboard and room for essential cooking appliances. Additionally, you gain access to a large pantry. Moving on from here you will find a handy utility, hall and office/storage area to use to your own advantage.

This property also greets you with two well proportioned bedrooms. One of the bedrooms having the luxury of built in wardrobes. To complete the accommodation, there is a family three-piece suite found just off the landing.

Outside continues to impress with a separate patio and detached garden which is mainly laid to lawn with fence surround! Don't miss out, call our team today to arrange a viewing!





Living Room 11'9" x 15'11"

Spacious living room fitted with a storage cupboard, feature fireplace and a window to the front elevation.

Kitchen/Dining Room 11'7" x 14'0"

Complete with a range of cabinets and worktop space, belfast sink and a window to the rear elevation. With access to a handy pantry.

Pantry 3'3" x 4'3"

Offering ample storage space.

Utility Area

With additional worktops and storage space. With a window to the side elevation and further access to the rear garden. There is also space and plumbing for a washing machine and dishwasher.

Office/Store

Versatile space with a window to the side elevation.

Landing

With access to;

Bedroom One 10'9" x 11'10"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 8'7" x 11'10"

With carpeted flooring, central heating radiator and hand wash basin. There is also access to the airing cupboard which houses a combi boiler. Fitted with a window to the rear elevation.

Bathroom 4'7" x 8'3"

Three piece family suite comprising of a hand wash basin, low flush WC and bath.

Outside



Separate garden area offering a spacious well maintained lawn along with a courtyard/patio seating area and fence surround offering a degree of privacy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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