





**£260,000**

Offered to the market with no upper chain this three bedroom terraced family home requires modernisation but provides great potential to create a wonderful family home. The accommodation comprises kitchen/diner, lounge, family bathroom and additional downstairs cloakroom, front and rear gardens and allocated parking.

# Property Description

## **ENTRANCE**

Door to;

## **ENTRANCE HALL**

Stairs to first floor, radiator.

## **CLOAKROOM**

Frosted double glazed window to front aspect. Wall mounted wash hand basin, low level w.c.

## **KITCHEN**

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, plumbing for washing machine, stainless steel single drainer sink, space for cooker, space for fridge/freezer, radiator.

## **LOUNGE**

Double glazed sliding door and window to rear aspect. Radiator.

## **LANDING**

Access to loft, water cylinder in loft, two storage cupboards, airing cupboard housing gas fired boiler,

## **BEDROOM ONE**

Double glazed window to front aspect.

## **BEDROOM TWO**

Double glazed window to rear aspect.

## **BEDROOM THREE**

Double glazed window to rear aspect.

## **BATHROOM**

Frosted double glazed window to front aspect. Panelled bath, wall mounted wash hand basin, low level w.c., radiator.

## **OUTSIDE**

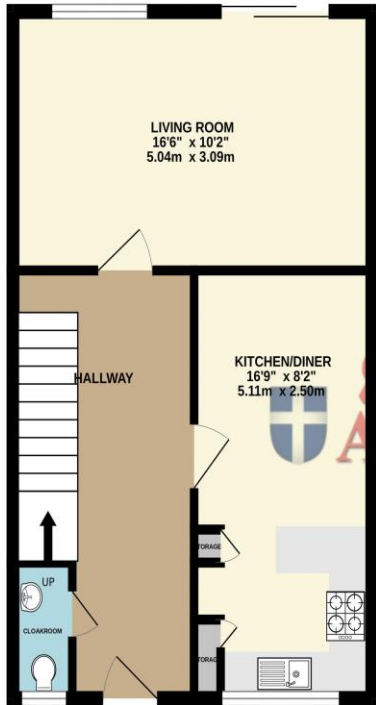
### **FRONT GARDEN**

Mainly shingled surrounded by picket fencing, outside lighting, flower and shrub beds.

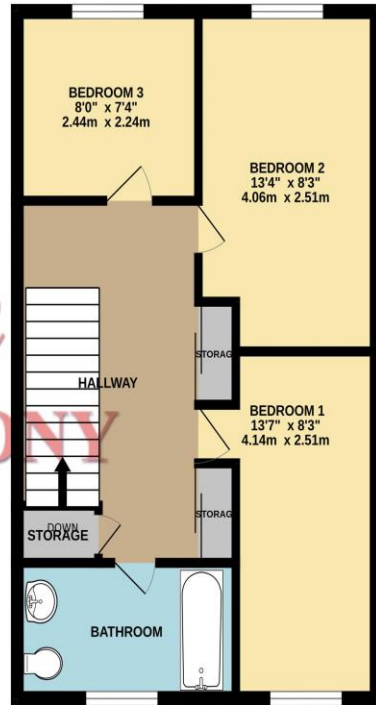
### **REAR GARDEN**

Mainly laid to lawn surrounded by panel fencing, flower and shrub beds, gated access to rear.

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



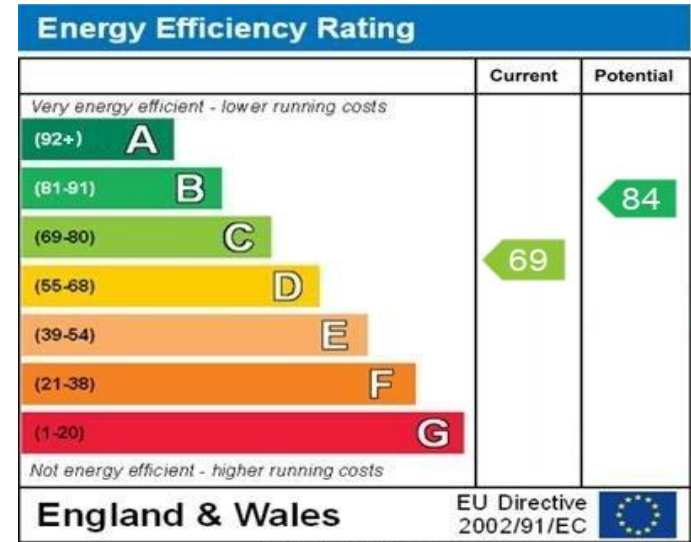
1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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