

WORKSHOP

8' 5" x 9' 9" (2.58m x 2.99m)

Double glazed door, double glazed frosted window, power and light

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £30.00 Inc VAT **This is non refundable once the AML check has been carried out**

Lucy Boardman (Formerly Lloyds Bank) -

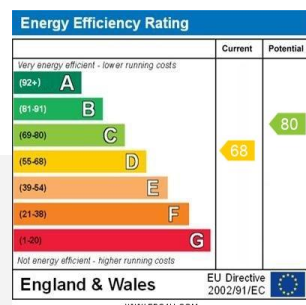
Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure
Freehold

Council Tax Band
B

Contact Details

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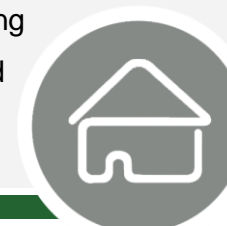
Asking Price £179,950

- Fore Courted End Terrace Family Home
- Popular Residential Area
- Ideal Family Living Accommodation
- Hallway, Bay Window Lounge, Dining Room
- Fitted Kitchen/Diner
- 4 Bedrooms, Family Bathroom
- Rear Yard, Workshop, Garage
- Central Heating, Double Glazing
- Viewing Highly Recommended
- Council Tax Band B



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this spacious fore courted family home in the popular residential area close to local amenities, schools, transport links and Barrow Park. The property offers excellent family living accommodation comprising of vestibule, hallway with spindle staircase, bay windowed lounge with feature fireplace and a wood burning stove, open to dining room, fitted kitchen/diner, 4 bedrooms and family bathroom. The property benefits from central heating, double glazing, fore courted area to the front with plants and shrubs, to the rear a workshop/outhouse and garage with electric up and over door. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to fore courted area with plants and shrubs and double glazed door to vestibule

VESTIBULE

Laminate flooring, coved ceiling and door to entrance hall

ENTRANCE HALL

Dado rail, coved ceiling, stairs to first floor, spindle staircase, under stairs storage, radiator and doors to lounge

LOUNGE

12' 5" x 16' 7" (3.81m x 5.08m)

Double glazed bay window, feature fire surround with wood burning stove, oak effect flooring, coved ceiling and open to dining room

DINING ROOM

14' 6" x 10' 10" (4.43m x 3.32m)

Double glazed window, oak effect flooring, feature fire surround with coal effect gas fire, coved ceiling and door to hall

KITCHEN/DINER

18' 0" x 9' 1" (5.49m x 2.79m)

Double glazed door, double glazed window, fitted coloured wall and base storage units with worktops to compliment, inset black 1 and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, dishwasher, glass display units, plumbing for washer, tiled splash, panel ceiling with spotlights, vented for humidity and 2 radiators

LANDING

Spindle balustrade, dado rail, coved ceiling, access to loft with pull down ladder and doors to bedrooms and bathroom

BEDROOM 1

16' 8" x 16' 2" (5.09m x 4.94m)

Double glazed bay window, laminate flooring, coved ceiling, fitted oak effect wardrobes and radiator

BEDROOM 2

14' 8" x 9' 8" (4.49m x 2.96m)

Double glazed window, laminate flooring, double door storage cupboard, fitted wardrobes and radiator

BEDROOM 3

9' 4" x 10' 4" (2.87m x 3.15m)

Double glazed window and radiator

BEDROOM 4

6' 6" x 8' 4" (1.99m x 2.56m)

Double glazed window, fitted double door wardrobe and radiator

BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, corner shower cubicle with double headed shower, tiled splash and radiator

YARD

Access gate, water tap, access to outhouse/workshop and garage

GARAGE

10' 4" x 15' 11" (3.15m x 4.87m)

Up and over electric remote door, power, light and water tap

