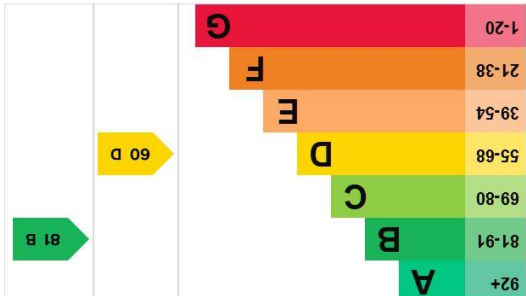


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Denotes head height below 1.5m

Ground Floor
Approx 39 sq m / 420 sq ft

Utility 2.44m x 5.41m
Bathroom 1.45m x 2.22m
Hallway
Kitchen Diner 5.19m x 4.88m
Lounge 17'8" x 16'6"

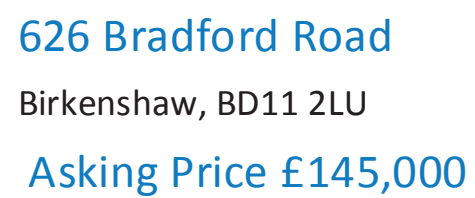
First Floor
Approx 27 sq m / 290 sq ft

Lounge 17'8" x 16'6"

Second Floor
Approx 26 sq m / 282 sq ft

Study/Bedroom 2.94m x 1.77m
Bedroom 1 3.90m x 3.09m
Landing
En Suite

Approx Gross Internal Area 92 sq m / 993 sq ft



- SPACIOUS END TERRACED HOUSE
 - OFFERED FOR SALE WITH NO CHAIN
 - DINING KITCHEN
 - LARGE STORAGE ROOM/UTILITY
 - GROUND FLOOR BATHROOM
 - LOUNGE
 - DOUBLE BEDROOM WITH EN-SUITE W.C.
 - STUDY/POTENTIAL 2ND BEDROOM
 - GARDEN/PRIVATE PARKING



Full Description

Offered for sale with NO CHAIN is this spacious terraced property with accommodation over three floors which would benefit from some cosmetic improvements and must be viewed to be appreciated. Ideally situated within easy reach of local shops, amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway making it ideal for commuters. The property benefits from double glazing and gas central heating. The accommodation briefly comprises: Dining kitchen, ground floor bathroom, storage room, lounge, doubled bedroom with an en-suite W.C. and a study/potential second bedroom. Externally there is garden/parking area.

DINING KITCHEN

17' 0" x 16' 0" (5.19m x 4.88m)

An external door leads into the dining kitchen which is fitted with a range of base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Electric oven and a gas hob with a chimney style extractor over. Doors lead to the inner hall and into a spacious storage room.

INNER HALL

Featuring an under-stairs storage area and a door leading into the ground floor bathroom.

BATHROOM

4' 9" x 7' 3" (1.45m x 2.22m)

Fitted with a three piece white suite which comprises of a bath with a shower over, W.C. and wash basin. Tiled walls and flooring.

UTILITY/STORAGE ROOM

8' 0" x 17' 8" (2.44m x 5.41m)

This spacious storage room has plumbing for a washing.

FIRST FLOOR

LOUNGE

17' 7" x 16' 5" (5.38m x 5.02m)

Featuring a fireplace and laminate flooring. A staircase leads to the second floor landing.

SECOND FLOOR LANDING

Doors lead to the double bedroom and study.

BEDROOM

12' 9" x 10' 1" (3.90m x 3.09m)

Spacious double room with built-in wardrobes which provide plentiful storage and a door leads to the en-suite W.C.

EN-SUITE W.C.

Fitted with a two piece white suite which comprises of a low flush W.C. and wash basin.

STUDY

9' 7" x 5' 9" (2.94m x 1.77m)

With laminate flooring and could be used as a second bedroom.

EXTERIOR

Externally there is a low maintenance parking/garden area to the front elevation.



ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - A

