



- A mature terraced property requiring general cosmetic attention
- Sitting Room with feature open coal fire and a sunny aspect to front
- Open plan kitchen dining room with a good range of units
- Separate utility room / cloakroom with w.c. and hand basin
- Three good sized bedrooms and family bathroom, shower over bath
- Hard stand parking, 25' workshop/garage and 110' rear garden (approx measurements)



"A three-bedroom terraced property requiring general cosmetic updating, boasting a 110' garden and 25' detached workshop (approx)".

The property has received attention to the electrics in March 2006, cavity wall insulation in August 2011 and a brand-new gas central heating boiler was installed in May 2025. There is Upvc double glazed windows and doors front and rear all in good condition. The kitchen is also presented in clean condition as is the bathroom.

The accommodation comprises entrance lobby, with doors to sitting room and dining room. The sitting room has a feature cast iron coal fireplace and window to front with a sunny aspect. The dining room is open plan with the kitchen, the kitchen provides a good range of units and window to rear. Off the rear lobby is a separate utility room / cloakroom with plumbing for a washing machine and space for tumble dryer, w.c and hand basin. On the first floor are three very good-sized bedrooms and a family bathroom. Gas central heating and double glazing.

Outside to front is an enclosed lawn garden with central pathway leading to the front door. To the rear initially is a yard area which is currently open, however many of the houses in the terrace have enclosed with a wall. There is a shared vehicle access leading to hard stand parking in front of the garage / workshop. The rear garden is reasonably level but will require landscaping. The garage / workshop measures approx. 25' in length x 11' in width (approx) with double doors to front and windows to side. Mains electric has been brought from the house to the building but will require connection. Please note; In accordance with section 21 of the Estate Agents Act 1979, we declare that this property is owned by a family member of an employee of Sam Chivers Estate Agents.

The property is offered for sale with vacant possession.

Tenure: Freehold. **Council Tax Band:** B.





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69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.