

FOR SALE



Ivanhoe Street, Newfoundpool

2 Bedrooms, 1 Bathroom, HOUSE

Asking Price Of £170,000

MARTIN&CO



FULL DESCRIPTION A spacious and well-presented two bedroom terrace house, situated in popular Newfoundland.

As you enter the property, you come into the first reception room, an immaculate sitting area / dining area with natural wood flooring in an oak effect. There is a traditional coal fireplace in an antique black metal effect. The fireplace has a terracotta tiled surround. The electric meter is located in this room, tucked away in a co-ordinating storage unit, with still some space for personal storage. There is a large double-glazed window looking out onto the street.

Next in the property is the second reception room, which is larger than the first and is very spacious. There is a large double-glazed window looking out onto the garden. The walls are wallpapered and the room benefits from dark-wine coloured carpets. There is also a traditional electric fireplace in this ideal living area.

The second reception room leads onto the kitchen, featuring painted storage units with chrome fixings. There are storm-coloured granite effect worktops, a gas hob/oven/grill, a fridge/freezer and a washing machine. There is ample workspace and storage in this kitchen, featuring both wall and floor storage units.

Upstairs in the property is the master bedroom, featuring dark oak natural wood flooring, a built-in walk-in wardrobe/closet, complete with co-ordinating shelving. The room is a large double in size. The second bedroom is of double size, with a large double glazed window looking out onto the garden. Again, the bedroom benefits from shelving.

- Mid Terraced House
- Location-Newfoundland
- Two bedrooms
- Reception Room
- Dining Room
- Kitchen
- Gas Central Heating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



The bathroom is at the end of the hall to the rear of the property, with sandstone effect flooring. There is an immaculate three piece white suite with shower over, and an attractive wood panelled bath. There is shelving over the sink and a convenient airing cupboard. There is also an attractive and well-maintained garden to the rear of the property, featuring an outdoor WC and outdoor storage. The garden is paved throughout, with flowerbeds and several potted plants and foliage. There is a picnic bench in the centre of the garden, situated on-top of a black-brick effect table area. This is a very well-maintained property with plenty of space and character. Viewing is highly recommended.

RECEPTION ONE 12' 4" x 11' 4" (3.76m x 3.45m)
Enter the home via a hardwood panelled front door with overhead opaque skylight into the first reception which benefits from a window to the front elevation

RECEPTION TWO 15' 8" x 12' 5" (4.78m x 3.78m)
Reception two benefits from a window to the rear elevation, in turn leading to the kitchen and stairs to first floor with store cupboard beneath.

KITCHEN 12' 10" x 7' 6" (3.91m x 2.29m)
The kitchen offers a range of wall and base units with contrasting work surface. Further space and connections for white goods with pedestrian access to the rear garden, The window overlooks the side aspect with views of the courtyard.

FIRST FLOOR Leading to each of the two bedrooms and bathroom in turn, benefitting from a skylight window.

BEDROOM ONE 12' 4" x 11' 5" (3.76m x 3.48m)
Bedroom one offers views overlooking the front aspect. In addition the room benefits from overstairs storage cupboard. utilised as a store cupboard/wardrobe.

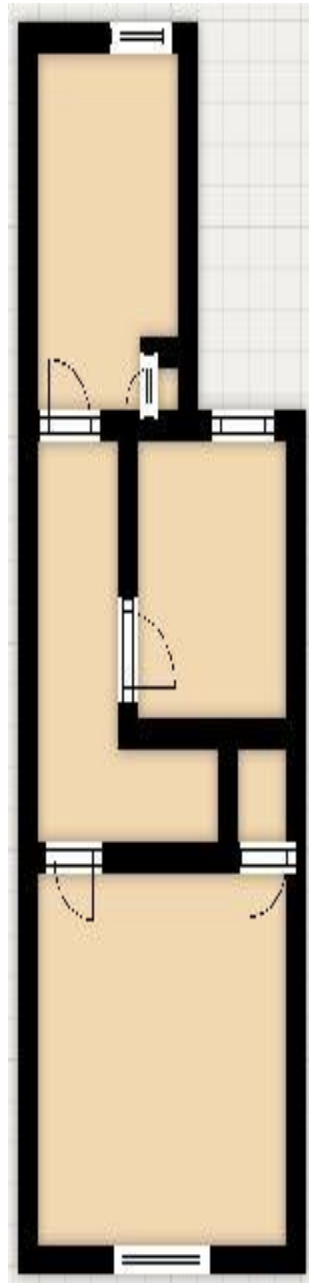
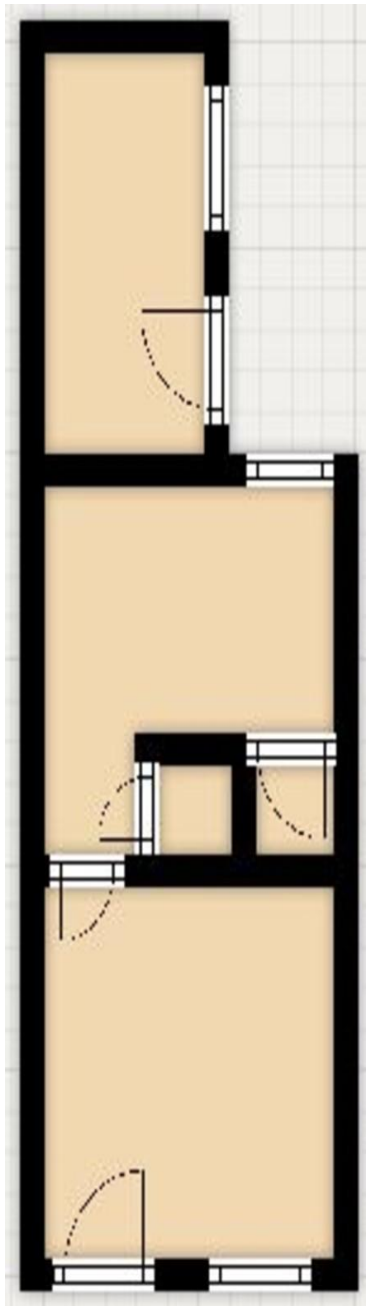
BEDROOM TWO 12' 5" x 9' 2" (3.78m x 2.79m)
Benefitting from views to the rear aspect, and access to the loft

BATHROOM 12' 9" x 7' 4" (3.89m x 2.24m)
In brief the bathroom comprises: three piece suite with side panel bath with shower over, pedestal wash hand basin, low level WC and a storage cupboard. An opaque window faces the rear aspect of the home.

REAR GARDEN The home is complemented by a flagstone courtyard in turn extending to a bluebrick style laid patio with the remainder laid to lawn with decorative borders. Further benefits include two outbuildings, one having plumbing and a low level WC, Access to the rear is given within a brick wall surround via gated access to the rear jitty.

FRONT GARDEN A welcoming foregarden with decorative wall access and gated entry leads to the front of the home via a paved pathway. The remainder has a space suited to a small, decorative garden.





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