



Post Office Lane, Denbigh LL16 3UH

£129,950

Monopoly Buy Sell Rent is pleased to offer for sale this charming and deceptively spacious mid-terraced property situated within walking distance of Denbigh town centre with all its local amenities. This well-presented property briefly comprises a hallway, living room with a living flame gas fire, dining room with a working nook, farmhouse style kitchen, two large double bedrooms, and a good-sized bathroom. Externally the property has an easily maintained front garden, a rear yard with brick-built storage shed, and a four-tiered rear garden. The property benefits from a conventional gas boiler, and has double-glazed windows throughout, and offers a fantastic opportunity for a first-time buyer or landlord to purchase this fabulous house.

- Mid Terraced Property
- Well-Presented & Spacious
- Two Reception Rooms
- Freehold Property
- Two Double Bedrooms
- Walking Distance to All Amenities
- Four Tiered Rear Garden
- Council Tax Band B



Hallway

6.49 x 0.99 (21'3" x 3'2")

A timber front door with a peephole with an overlight window, opens to this bright long hallway with newly fitted wood effect vinyl flooring, a radiator, stairs lead up to the first floor and a door leads you into the dining room.

Living Room

3.54 x 3.22 (11'7" x 10'6")

A carpeted living room with a large 4-pane double glazed timber framed window overlooking the front of the property with a chimney breast housing a living flame gas fire with tiled surround, hearth, and wooden painted mantle. The high ceiling makes the room feel bigger having coving, a radiator, and a traditional stripped door leading you into the dining room.

Dining Room

4.01 x 3.38 (13'1" x 11'1")

A carpeted middle room with a closed chimney breast having shelving in the alcove, and a quaint useful working nook under the stairs with sockets and storage shelving. A large 4-pane double-glazed window overlooks the backyard with a radiator underneath, and stripped doors lead you into the lounge, kitchen, and hallway.

Kitchen

3.08 x 2.16 (10'1" x 7'1")

Fitted with a range of farmhouse style white-coloured units with stainless steel sink, built-in electric oven and hob, stainless steel extractor fan above, marble effect worktops with space for fridge freezer and dishwasher or washing machine with tiled splashbacks housing the Worcester boiler. A uPVC double glazed window overlooks the rear, and a door leads you out to the back yard.

Landing

4.04 x 1.49 (13'3" x 4'10")

A newly fitted carpeted landing with high ceiling, a hatch accesses the loft, and doors lead you to all rooms.

Master Bedroom

3.46 x 3.94 (11'4" x 12'11")

A gigantic master bedroom with a newly fitted carpet, alcove shelving, clothes rail, a radiator, and a large 4-pane timber framed double-glazed window overlooking the front of the property.

Bedroom 2

4.05 x 2.32 (13'3" x 7'7")

A good-sized double bedroom with high ceiling and alcove either side of the chimney breast having a clothes rail with newly fitted carpeted flooring, radiator and a 4-pane double glazed timber framed window overlooking the rear of the property.



Bathroom

2.37 x 2.12 (7'9" x 6'11")

You step down into this three-piece fitted bathroom comprising a pedestal sink, a full-sized bath with shower mixer tap and a WC. A built-in storage cupboard houses the hot water tank, with newly fitted decorative tiled effect vinyl flooring, part tiled walls and a privacy glazed window overlooks the side of the property.

Front Garden

Slated steps lead you to the front door with an easily maintained raised slate-chipped front garden bounded by brick walls.

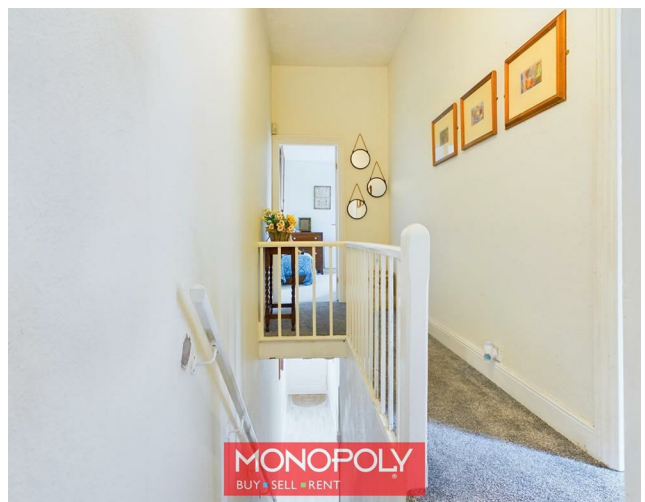
Back Yard

Slate tile flooring with a useful brick-built storage shed and a high brick wall providing privacy from the neighbours with a right of way pathway across the rear and stone steps lead you up to the rear garden.

Rear garden

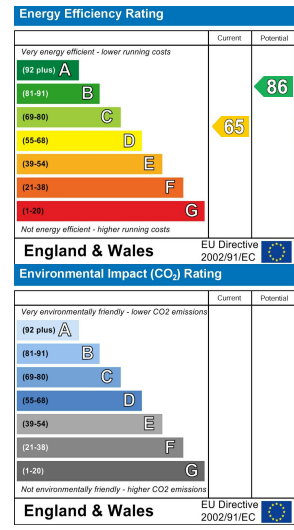
A four-tiered rear garden accessed via the stone steps, is mostly laid to lawn with evergreen hedging, a paved patio area, vegetable patch border with fruit trees and shrubs.











MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

