



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Mid-Terraced Property
- Popular & Convenient Location
- Immaculately Presented Throughout
- Cosy & Inviting Reception Room
- Attractive Fitted Kitchen & Bathroom
- Courtyard Garden to Rear
- Ideal First Time Buy or Buy-to-Let

ST. THOMAS
STREET,
HALLIWELL

£120,000



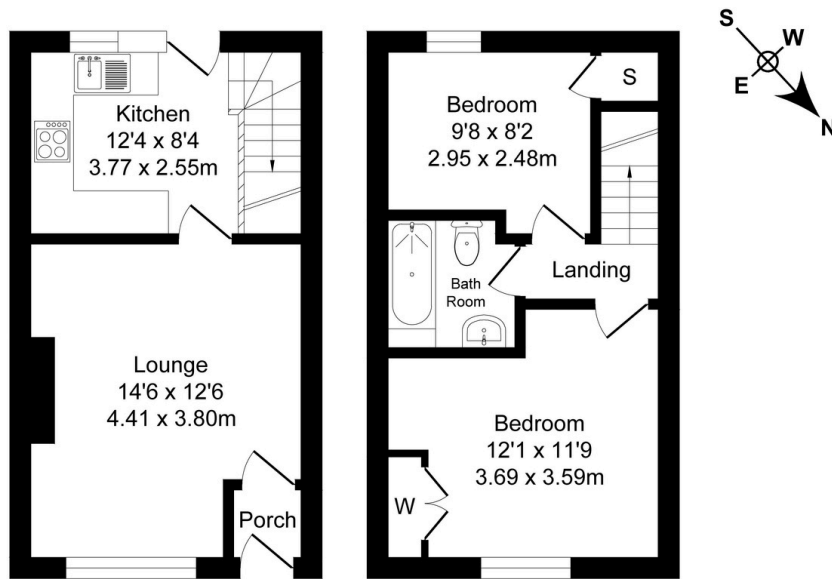
St. Thomas Street, Halliwell



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Total Approx. Floor Area 582 Sq.ft. (54.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 291 Sq.Ft (27.0 Sq.M.)

First Floor

Approx. Floor Area 291 Sq.Ft (27.0 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Situated in a consistently popular location and offered at an attractive price point, we are confident that this delightful two bed mid-terraced property will be swiftly secured and would highly recommend an early viewing to avoid disappointment.

Having been under the same ownership for almost thirty years, this immaculately presented home has been lovingly maintained and cared for throughout our client's substantial tenure and will no doubt appeal to those ready to take their first excited leap onto the housing ladder, being a perfect choice should one be looking for an easy move and simply wishing to move in their furniture. However, given all that the locality has to offer and obvious demand from the rental market, a buy-to-let investor may similarly wish to add this lovely home to their portfolio, being within an area with excellent bus links into the town centre and a vast array of shops and amenities within a short stroll.

The accommodation itself is an absolute delight, fastidiously maintained with stylish and tasteful décor throughout, as well as neutral fixtures and fittings. One enters via the entrance vestibule and proceeds into the beautiful 14' lounge and is immediately enveloped by the warm and inviting ambience, which is perfectly conducive to an evening of relaxation. An abundance of light is afforded by the front-facing window, whilst the lovely decorative reclaimed fireplace provides that all-important focal point to the space.

The off-lying 12' kitchen is an equally welcoming and bright space to be, fitted with a range of wall and base units in grey with contrasting laminated wooden work surfaces, benefiting from a built-in breakfast bar and equipped with an integrated electric oven, gas hob and extractor hood.

Up on the first floor, one will discover the two good-sized bedrooms, including the particularly well-proportioned 12' primary bedroom, which benefits from built-in storage, as well as the bathroom, which is fitted with a three piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Further modern appointments include uPVC double glazing, gas central heating and a security alarm system.

Externally, the property is pavement-fronted, whilst a charming enclosed courtyard garden can be found to the rear, providing opportunity for al-fresco dining and a space on which to place one's colourful pots and planters to create their own relaxing haven in which to unwind after a tough day in the office.



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