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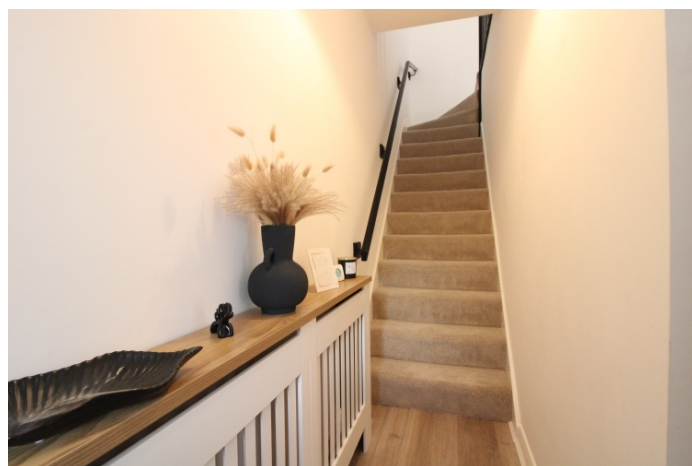
- 3 Bedroom Terraced House
- Garden to Rear
- Gas Central Heating
- Council Tax Band A

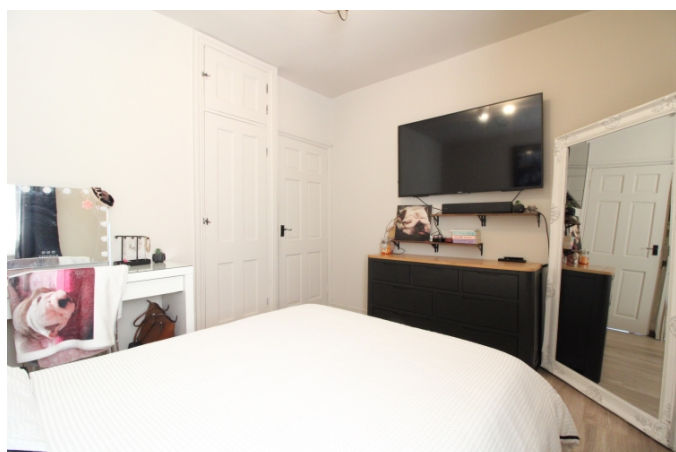
- Recently Refitted Bathroom
- Nearby Park and Metro Station
- Sealed Unit Double Glazed Windows

- Driveway to Front
- Ideal for a First Time Buyer
- EPC C

3 bedroom terrace house which would be Ideal for a First Time Buyer. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with laminate flooring, Internal Hallway with laminate flooring and stairs to the first floor. Lounge to the front aspect with laminate flooring, and coving to the ceiling. Kitchen which has wall and base units, roll top work surfaces, stainless steel sink and drainer unit, breakfast bar, integrated electric oven and gas hob with an extractor over, plumbed for washing machine, wall mounted Combi boiler, storage cupboard and door to rear garden. First floor Landing with loft access. Modern refitted Bathroom which has a panelled bath with a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, ceiling panels with inset spotlights, tiled effect wall panels. Bedroom 1 is to the front aspect and has a storage cupboard. Bedroom 2 is also to the front aspect and has laminate flooring and a storage cupboard. Bedroom 3 is to the rear aspect and also has laminate flooring.

Externally there is a driveway to the front with wrought iron gates and a shared alleyway leading to the rear garden which is mainly lawn and also has a paved patio and a shed.





Energy Performance: Current C Potential B

Council Tax Band: A

Distance to East End Pay Park: 0.2 miles

Distance to Metro Station: 0.7 miles

Distance to Walker Riverside Academy: 0.6 miles

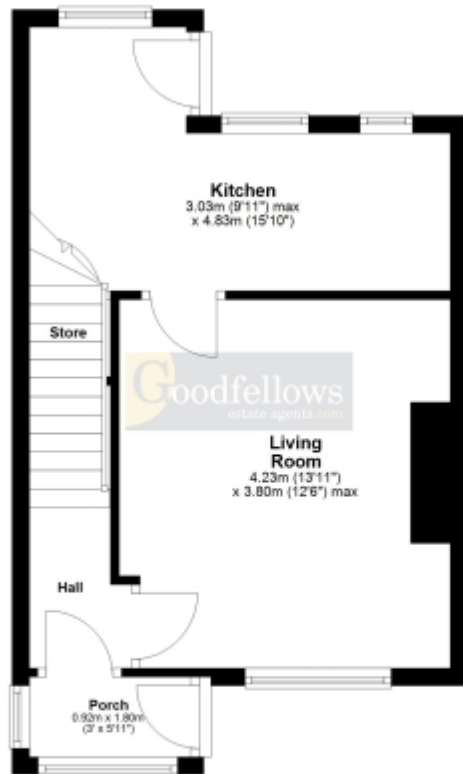
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Verified reviews from our clients

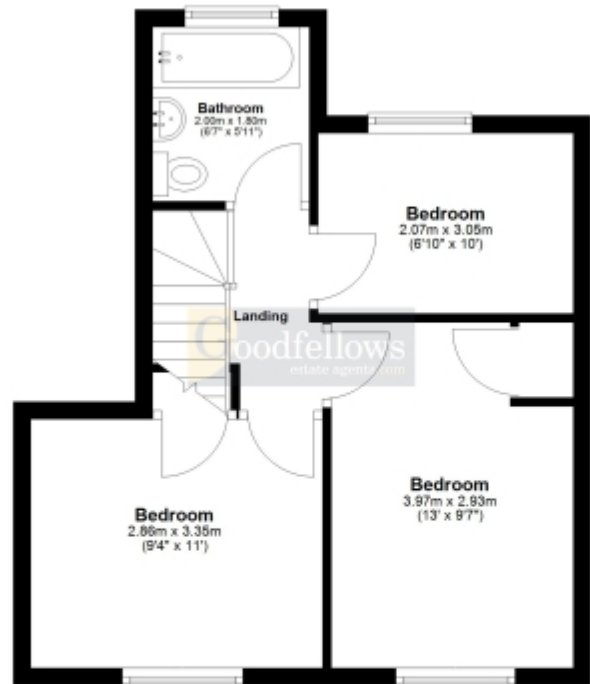
Ground Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.