



Pine Cottage, Everton, DN10 5AR



£260,000



Nestled in a peaceful setting of Everton, Pine Cottage offers a charming retreat with a warm and inviting atmosphere. The home features a cosy lounge, complete with a fireplace, creating a focal point for relaxation. A functional kitchen provides the essentials and awaits personal touches to become the heart of the home. The two double bedrooms benefit from practical fitted storage, enhancing the living space. Completing this delightful property is a lovely and private rear garden, perfect for





Entrance Hallway 1.77m x 1.91m (5'10" x 6'4")

Double glazed obscure glass in the front door with obscure double glazed glass sidelights, storage cupboard.

Kitchen 5.36m x 2.59m (17'7" x 8'6")

Floor units, space and plumbing for a washing machine, electric Beko double oven and four-ring electric hob, 'Worcester' gas boiler, under-counter storage for freestanding white goods, two double glazed windows to the left aspect, double glazed window to the rear aspect, and door with double glazed glass leading to the rear aspect. Stainless steel sink and drainer.

Lounge 7.23m x 4.21m (23'8" x 13'10")

Double glazed window to the rear aspect, double glazed

window to the front aspect, fireplace, and two single panel radiators.

Hallway

Two storage cupboards and doors leading into bedrooms and bathroom.

Bedroom One 3.52m x 3.22m (11'6" x 10'7")

Double glazed window to the front aspect, single panel radiator, and fitted storage.

Bedroom Two 3.08m x 2.4m (10'1" x 7'11")

Fitted storage, single panel radiator, double glazed window to the rear aspect.

Bathroom 2.08m x 1.07m (6'10" x 3'6")

Double glazed obscure window to the rear aspect. WC, pedestal wash hand basin, panel bath with wall-mounted





electric shower and showerhead, and single panel radiator.

Front of Property

Lawn area, driveway leading up to the front door.

Rear Garden

Private and enclosed with an oil storage tank, lawn, and metal store shed.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

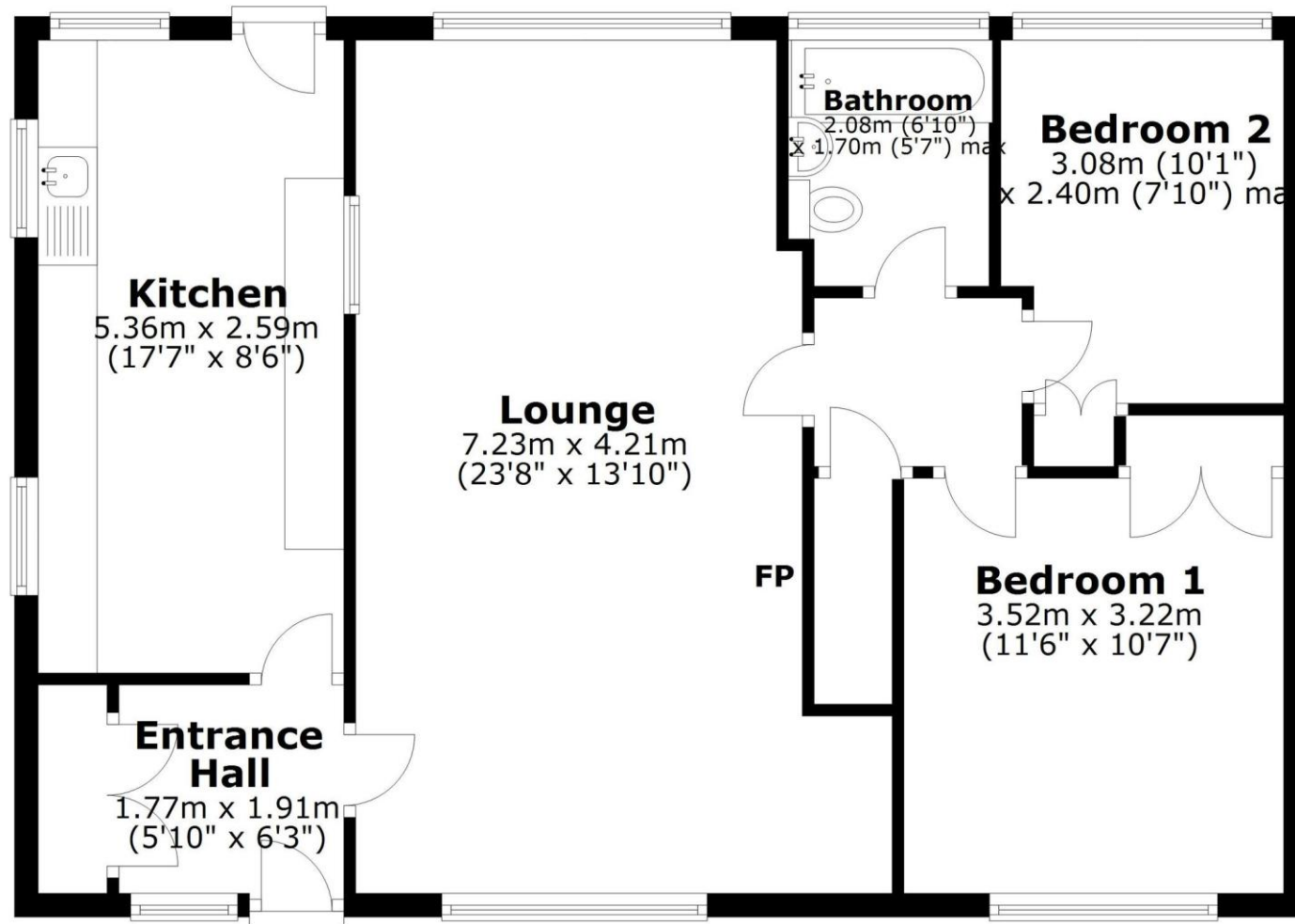
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

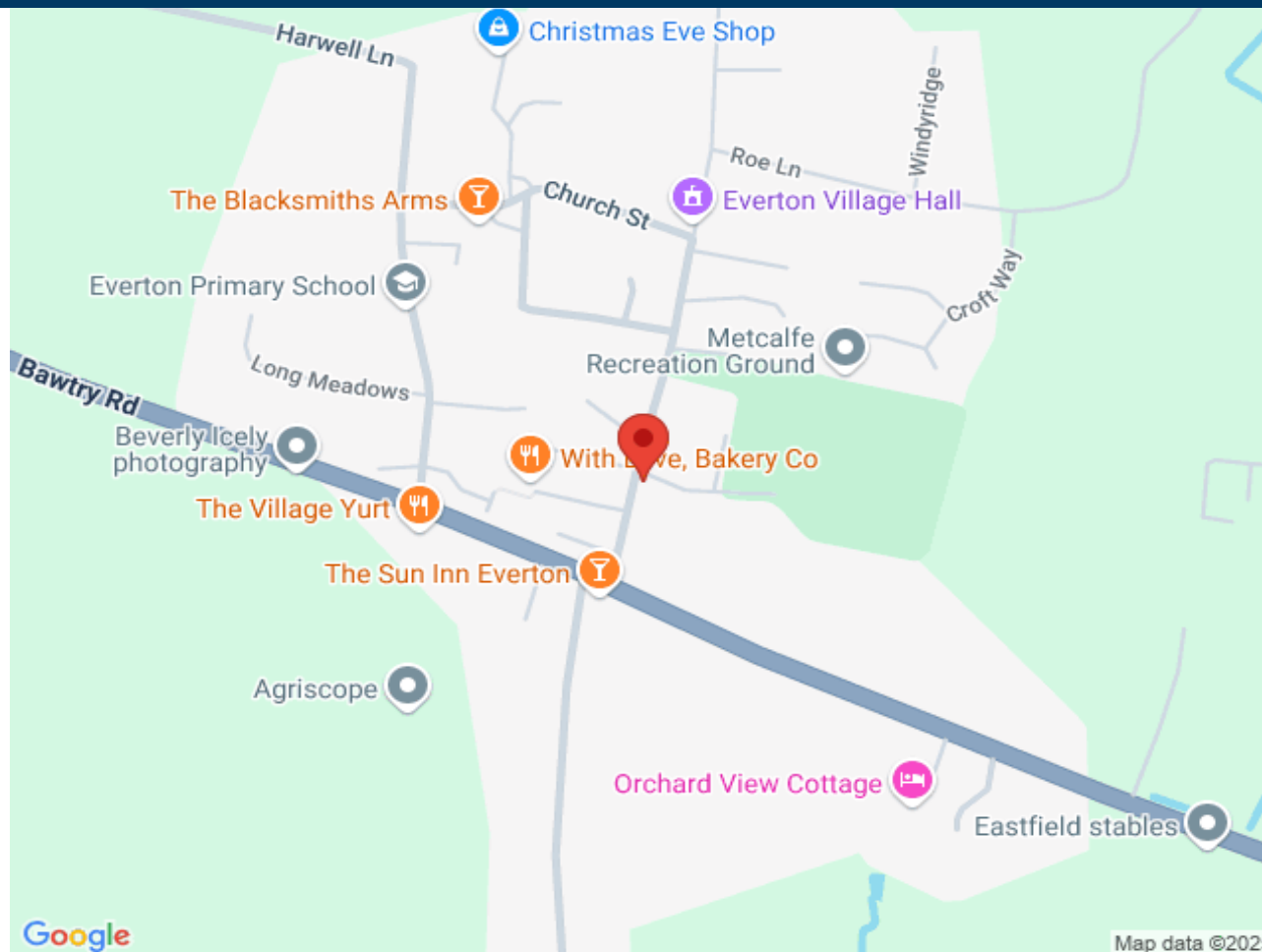


Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		