

1, East Street, Tylorstown

£119,995



- 2 BEDROOM END TERRACE
- FREEHOLD
- REAR GARDEN

- CLOSE TO LOCAL AMENITIES
- SIDE STREET LOCATION
- NO ONWARD CHAIN

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We are pleased to offer for sale this beautifully renovated, modern 2-bedroom property located on a quiet side street in Tylorstown.

Ideally situated close to local amenities, this home presents an excellent opportunity for first-time

#### RECEPTION ROOM

8' 4" by 8' 9" (2m 54cm by 2m 67cm), ()  
Front facing double glazed window with plain white ceiling and central light, white emulsioned walls, radiator and power points. Internal doors lead to the 2nd reception room and kitchen area.

#### RECEPTION ROOM 2

13' 13" by 10' 9" (4m 29cm by 3m 28cm), ()  
Front facing double glazed window with plain white ceiling and central light, white emulsioned walls, gas meter box, radiator and power points

#### KITCHEN

1' 4" by 7' 8" (41cm by 2m 34cm), ()  
Side and rear facing double glazed window let in plenty of light to the kitchen which features a modern grey top and base kitchen units integrated induction hob/electric oven and extractor fan with a wood grain effect worktops.

#### UTILITY ROOM

6' 2" by 5' 10" (1m 88cm by 1m 78cm), ()  
Utility room of the kitchen gives space for washing machine and dryer with door leading to the rear garden.

#### BEDROOM 1

13' 2" by 1' 5" (4m 1cm by 43cm)  
The main bedroom is spacious with light coming in from front facing double glazed window. Plain white ceiling and central light, white emulsioned walls, radiator, power points and grey carpet flooring laid.

#### BEDROOM 2

13' 1" by 7' 5" (3m 99cm by 2m 26cm), ()  
front facing double glazed window. Plain white ceiling and central light, white emulsioned walls, radiator, power points and grey carpet flooring laid.

#### BATHROOM

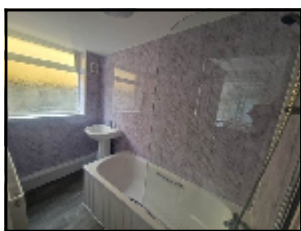
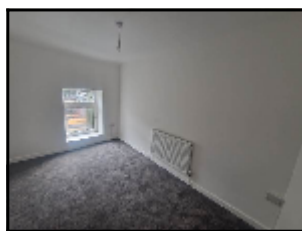
12' 3" by 4' 4" (3m 73cm by 1m 32cm), ()  
Downstairs bathroom with white bathroom suite comprising of bath with overhead mixer tap shower, vanity sink and close coupled wc. Grey panelling walls give the bathroom a modern and clean look

#### SIDE OF PROPERTY

Rear back door leads down a concreted area to the back garden.

#### REAR GARDEN

The rear garden is patio slabbed for easy maintenance with fencing and side gate. Shed and area for planting shrubs and flowers.



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