



Glanton Close, Wardley

Available with no onward chain, we would like to offer this two-bedroom mid terrace house for sale. The property comprises, entrance door to porch, lounge, kitchen, rear porch, two bedrooms and bathroom with front and rear gardens. The accommodation would suite a first-time buyer looking for their first home or an investor with potential to generate a good income in a sort after location, good transport links to the A1 North/South and within walking distance of the metro.

Offers Over £124,950

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ENTRANCE

Entrance door to porch

LOUNGE

11' 5" x 18' 9" (3.48m x 5.72m)

Double glazed window, fireplace to wall with electric fire. TV point stairs to first floor.



ADDITIONAL LOUNGE PHOTO



KITCHEN

7' 5" x 11' 4" (2.26m x 3.45m)

Double glazed window, fitted kitchen units with work surfaces, stainless steel sink unit with mixer tap, electric oven, gas hob, extractor canopy, plumbing for automatic washing machine, integrated fridge freezer.



ADDITIONAL KITCHEN PHOTO



FIRST FLOOR

BEDROOM ONE

Double glazed window, central heating radiator, fitted wardrobes to wall.



BEDROOM TWO

Double glazed window, central heating radiator, storage cupboard.



BATHROOM

White fitted bathroom suite, comprising panel bath with shower over, WC, pedestal hand wash basin ceramic wall tiles.



ADDITIONAL BATHROOM PHOTO



REAR PORCH

5' 5" x 9' 4" (1.65m x 2.84m)

Double glazed window and door to rear enclosed garden.

EXTERNALLY

Enclosed rear garden with paved patio area, shed, front garden lawn and shrubs. On street parking for car



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

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