



12 John Booth Street, Springhead, OL4 5TW
Offers over £164,995

The Property Perspective

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We are delighted to offer for sale this modernised 2 bedroom end terraced house located in a desirable area of Springhead. The property has access to amenities and transport links plus is within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with integrated oven, hob and hood. Items of note include modern kitchen plus a contemporary bathroom. A further item of note is the ornamental stove to the lounge. There are ample sockets and media points. The property is ready to move in with flooring and blinds included.

The ground floor consists of an entrance hall, lounge and dining kitchen. There are 2 well proportioned bedrooms and the family bathroom accessed of the first floor landing.

The property has well presented and upgraded gardens.

Tenure -Leasehold - 747 years remaining.

Ground Rent - £2.50 per year

Council Tax - Band A

The property comprises.

Ground Floor

Entrance Hall

With fitted flooring.

Lounge 14'0" (max) x 11'7" (max) (4.28 (max) x 3.55 (max))

Having an ornamental stove with fitted laminate flooring.

Dining Kitchen 13'7" x 9'5" (4.16 x 2.88)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. Integrated oven, hob and hood, recessed spotlights and laminate flooring. Access to store plus door leading to rear garden.

First Floor

Landing

With fitted flooring.

Bedroom 1 13'11" x 11'2" (4.25 x 3.42)

Having fitted wardrobes, a store cupboard plus carpets.

Bedroom 2 9'8" x 8'1" (2.95 x 2.47)

With carpet.

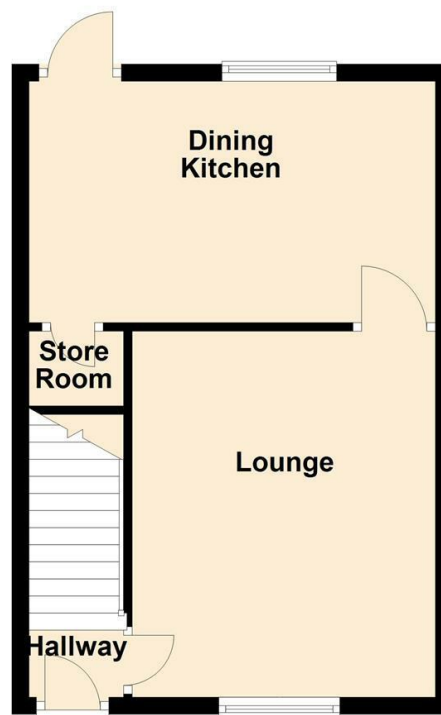
Bathroom 6'3" x 6'0" (1.91 x 1.85)

Having modern white sanitary ware, shower with screen to bath plus tiling. With fitted flooring.

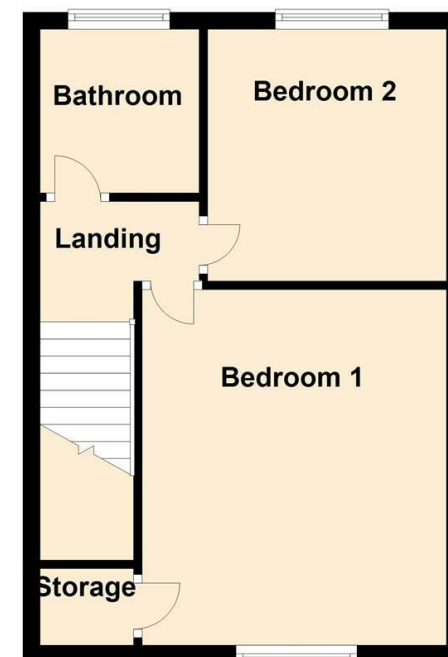
External

The property has well presented and upgraded gardens. The rear garden is a combination of patio and lawn both of which have been well maintained.

Ground Floor



First Floor



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