



## 3 Dixon Street

Carlin How, TS13 4DA

**£65,000**



A well presented, three bedroom house in Carlin How, currently sold with a tenant in situ, this property presents a fantastic investment opportunity for those looking to expand their portfolio. The convenience of having a tenant already in place provides a seamless transition for any prospective landlord.



**Entrance Hallway 5'6" x 3'6" (1.7 x 1.07)**  
uPVC partially glazed door.

**Lounge 11'10" x 11'11" (3.63 x 3.65)**  
Double glazed window to the front aspect.  
Open fireplace with tiled back and hearth.  
Wood effect laminate flooring.  
Archway leading to the Dining Room.

**Kitchen 11'6" x 12'1" (3.52 x 3.7)**  
Double glazed window to the rear aspect.  
A range of fitted wall and base units with glittered marble effect roll top work surfaces.  
Single sink with mixer tap.  
Integrated Lamona oven with matching four burner gas hob.  
Stainless steel extractor hood.  
Large under-stair storage cupboard.  
Wood effect laminate flooring.

**Utility/Outhouse 9'8" x 5'2" (2.95 x 1.58)**  
Window to the rear aspect.  
Wooden door to the rear yard.

**Outhouse in rear yard**  
Brick built outhouse

**Bedroom One 7'9" x 12'1" (2.37 x 3.7)**  
Double glazed window to the front aspect.  
Wood effect laminate flooring.

**Bedroom Two 5'3" x 12'5" (1.61 x 3.8)**  
Double glazed window to the rear aspect.  
Wood effect laminate flooring.

**Bedroom Three 6'8" x 7'8" (2.05 x 2.35)**  
Double glazed window to the front aspect.  
Wood effect laminate flooring.

**Family Bathroom 5'9" x 8'4" (1.76 x 2.56)**  
Double glazed frosted window to the rear aspect.  
A three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath with Triton electric shower over.  
Storage cupboard.  
Wood effect vinyl flooring.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

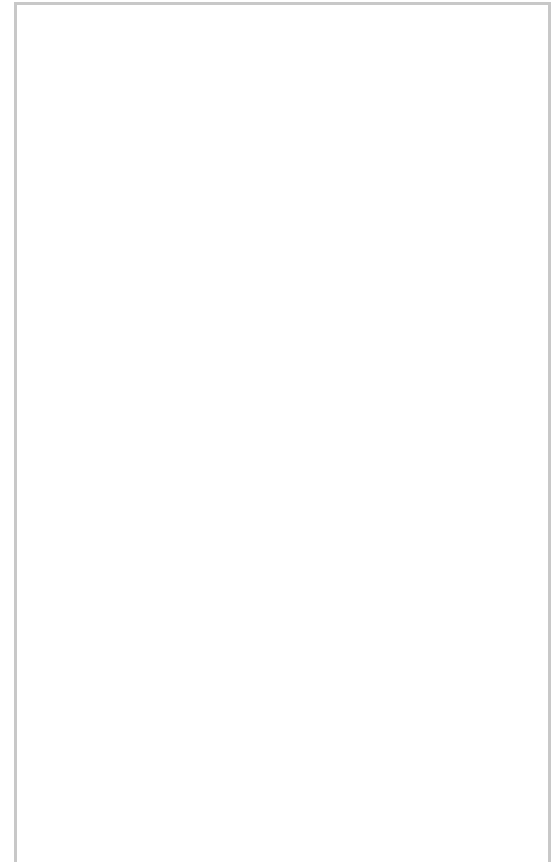
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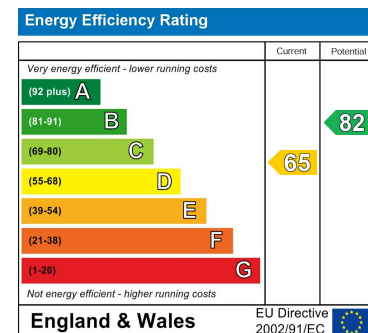
## Area Map



## Floor Plans



## Energy Efficiency Graph



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