



Inglebys

Estate Agents



40 Grosvenor Terrace

Carlin How, TS13 4DH

£69,950



A deceptively spacious 2-bedroom terraced residence with enclosed rear yard. Offered for sale with no onward chain, and realistically priced to encourage a quick sale.



Hallway

UPVC double glazed door to the front aspect. Stairs leading to the first floor.

Living Room 11'9" x 9'10" (3.59m x 3.02m)

UPVC double glazed bay window to the front aspect. Wall-mounted electric fire. Radiator. Carpeted.

Dining Room 13'6" x 11'9" (4.13m x 3.59m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Kitchen 12'4" x 7'7" (3.77m x 2.33m)

A range of wall, base & drawer units. Laminate granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Freestanding gas cooker. Extractor hood. Tiled splash-backs. Under-stairs storage cupboard. UPVC double glazed door & window to the side aspect, opening to the rear yard.

First Floor

Landing

Loft hatch. Carpeted.

Bedroom One 15'5" x 10'0" (4.71m x 3.06m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Two 12'0" x 9'4" (3.68m x 2.87m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 11'9" x 7'7" (3.59m x 2.32m)

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Heated towel rail. Tiled walls. UPVC double glazed window to the rear aspect. Storage cupboard housing the combi boiler. Vinyl flooring.

External

Rear Elevation

An enclosed gravel courtyard with secure gated access to the alley.

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.

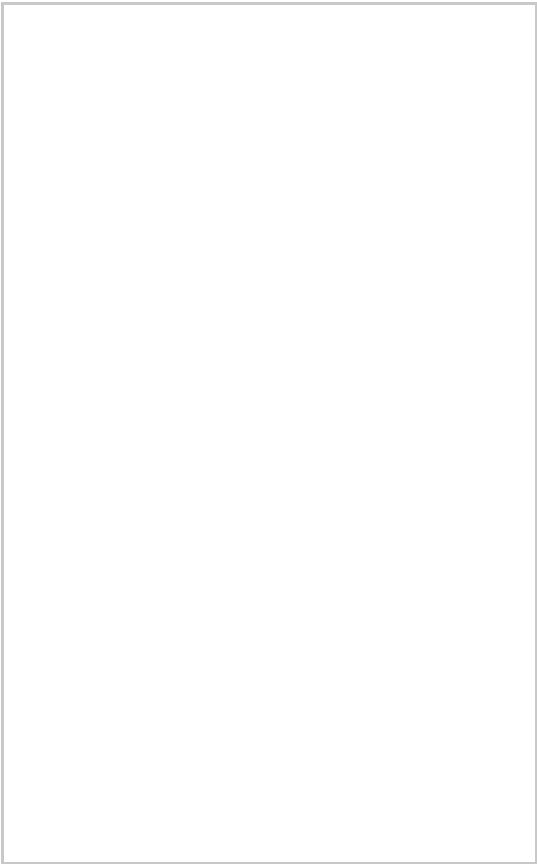
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

