



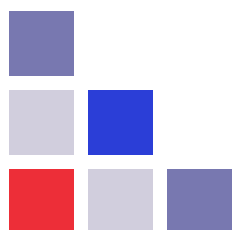
Albert Terrace

**NO CHAIN
INVESTMENT POTENTIAL**

Higher Walton PR5 4DT

Hazelwells are pleased to offer for sale this end terrace property comprising ground floor and first floor 2 bedroom apartments situated in the pleasant surroundings of Higher Walton close to local amenities, good road links and the City Centre. Accommodation briefly comprises ground floor apartment; private entrance to the front, entrance vestibule, hallway, lounge, kitchen with integrated appliances, two bedrooms, three piece bathroom and two cellar rooms. First floor apartment; private entrance to the rear, hall with stairs to the first floor, landing, lounge, kitchen with integrated appliances, two bedrooms and three piece bathroom. Both apartments benefit from UPVC double glazing and gas central heating, are well presented and must be viewed in order to appreciate. Investment potential of c. £18000pa.

£195,000



Hazelwells
sales & lettings

Ground Floor

Vestibule

Upvc double glazed door to the front elevation.

Lounge

12' 5" x 14' 9" (3.79m x 4.50m)

Double glazed window to the front and side elevations, feature fireplace, panel radiator.

Inner Hall

28' 9" x 2' 11" (8.78m x 0.90m)

Double panel radiator, double glazed door to the rear elevation.

Kitchen

8' 8" x 6' 8" (2.66m x 2.04m)

Modern fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, hob with extractor fan over, fridge, freezer and space for washing machine. Double glazed window to the side elevation.

Bedroom 1

8' 10" x 8' 9" (2.71m x 2.69m)

Double glazed window to the side elevation, single panel radiator. Storage cupboard housing gas combi central heating boiler)

Bedroom 2

8' 10" x 6' 6" (2.70m x 2.00m)

Double glazed window to the side elevation, double panel radiator.

Bathroom

7' 2" x 5' 2" (2.19m x 1.60m)

Modern three piece suite comprising, wc, pedestal wash hand basin, bath with electric shower over. Tiled floor and walls. Chrome heated towel rail. Double glazed window to the rear elevation.

Basement

Power and light

Room 1

11' 11" x 14' 2" (3.64m x 4.33m)

Room 2

8' 3" x 15' 9" (2.54m x 4.82m)



First Floor

Entrance Hall

Double glazed door to the rear elevation. Stairs to the first floor.

Lounge

15' 4" x 12' 9" (4.68m x 3.90m)

Double glazed window to the front elevation, panel radiator, television aerial points.

Kitchen

10' 0" x 5' 8" (3.07m x 1.75m)

Modern fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated appliances; electric oven, hob with extractor fan, fridge, freezer and space for washing machine. Double glazed window to the side elevation.

Bedroom 1

11' 9" x 8' 7" (3.59m x 2.62m)

Double glazed window to the side elevation, panel radiator.

Bedroom 2

10' 1" x 5' 8" (3.09m x 1.75m)

Double glazed window to the side elevation, panel radiator.

Bathroom

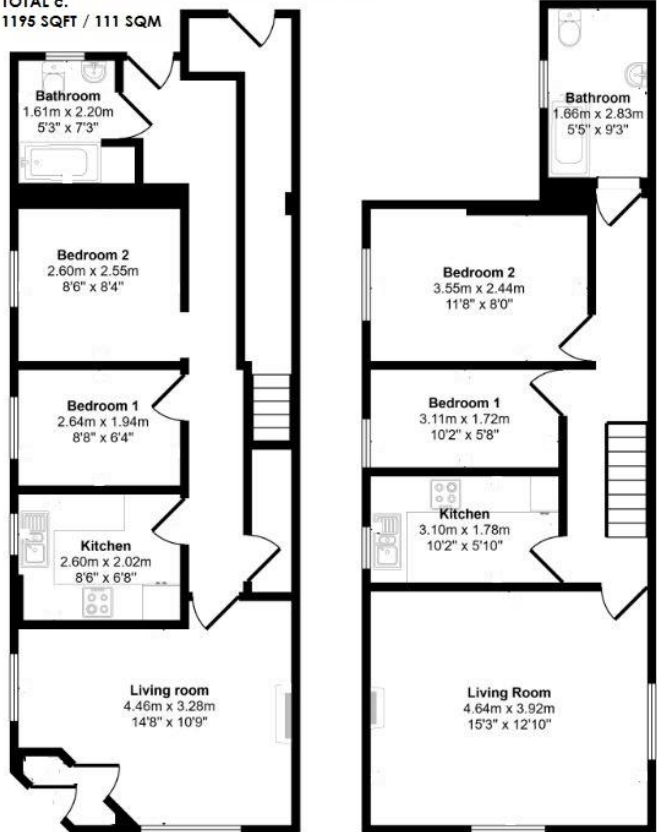
Modern white three piece suite comprising wc, pedestal wash hand basin, panel bath with electric shower over. Tiled floor and walls. Double glazed window to the side elevation and chrome heated towel rail. Storage cupboard housing gas combi central heating boiler.



If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTONS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY
TOTAL c.
1195 SQFT / 111 SQM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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