

Terraced House - Ferndale

£104,950

Property Reference: PP10689



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This is a very well maintained, three bedroom, mid-terrace property situated in this popular side street location offering immediate access into the heart of the village of Ferndale.



This is a very well maintained, three bedroom, mid-terrace property situated in this popular side street location offering immediate access into the heart of the village of Ferndale. This property benefits from UPVC double-glazing, gas central heating, will be sold as seen with all fitted carpets, floor coverings, light fittings, blinds and offers great opportunity for first time buyer to get onto the property ladder. It affords low maintenance rear garden with no rear lane access and an early viewing appointment is highly recommended. It briefly comprises, through entrance hallway, spacious lounge/diner, fitted kitchen, bathroom/WC, first floor landing, three bedrooms, garden to rear, no rear lane access.

Entranceway

Entrance via UPVC double-glazed door allowing access to through entrance hallway.

Hallway

Papered décor, dado to centre, laminate flooring, papered ceiling, wall-mounted and boxed in electric service meters, open-plan stairs to first floor elevation with spindled balustrade, radiator, electric power points, white panel doors allowing access to walk-in storage cupboard fitted with hanging and shelving space, further allowing access to understairs storage, matching door to rear allowing access to lounge/diner.

Lounge/Diner (4.62 x 6.46m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, laminate flooring, two radiators, feature recess fireplace ideal for ornamental display, electric power points, gas service meters housed within recess storage, UPVC double-glazed door to rear allowing access to kitchen, window to rear with made to measure blinds, white panel door to rear allowing access to



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bathroom/WC.

Kitchen (3.62 x 1.93m not including depth of recesses) UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with ceiling light fitting, non-slip flooring, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, work surfaces with splashback ceramic tiling and complete tiling to one wall, gas cooker power point, single sink and drainer unit, plumbing for automatic washing machine, patterned glaze window to side through to family bathroom.

Bathroom

Patterned glaze UPVC double-glazed window to side, ceramic tiled décor, plastered emulsion ceiling with ceiling light fitting, non-slip flooring, central heating radiator, ceramic tiled décor floor to ceiling, white suite to include panelled bath with twin handgrips, electric shower fitted over bath, low-level WC, wash hand basin, Xpelair fan.

First Floor Elevation

Landing

Papered décor, papered ceiling, fitted carpet, original panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.61 x 4.74m)

Two UPVC double-glazed windows to front both with made to measure blinds, papered décor and ceiling, access to loft, fitted carpet, radiator, electric power points.

Bedroom 2 (2.46 x 3.70m)

UPVC double-glazed window to rear with made to measure blinds, papered décor and ceiling, access to loft, fitted carpet, radiator, electric power points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (2.71 x 2.73m)

UPVC

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double-glazed window to rear with made to measure blinds, plastered emulsion décor, papered ceiling, fitted carpet, electric power points.

Rear Garden

Excellent sized garden laid to patio offering great potential with no rear access, benefits from outbuilding ideal for storage.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.