



59 Whitecross Road, Whitecross, Hereford, HR4 0DQ





**59 Whitecross Road
Whitecross
Hereford
HR4 0DQ**

Summary of features

- Extended terraced town house
- 4 bedrooms, 2 reception rooms
- D/glazed & Gas C/heated
- Good cellar & gardens

Offers Over: £250,000

Description

A mid-terraced town house set in this established residential area convenient to all city amenities. The property is gas central heated and double-glazed and with accommodation arranged over three floors along with an excellent two room cellar. The property has been extended and remodelled over the years with the principal rooms being open plan and now form the following accommodation: Entrance Hallway, two Reception rooms, Kitchen, two double bedrooms and Bathroom to the First Floor and a further two double bedrooms and Shower room to the Second Floor. There are medium sized gardens to the rear and laid out for easy maintenance.
No ongoing chain.

Situation

The property is situated in the mature and popular residential area of Whitecross which has excellent neighbourhood amenities and also on a bus route to access all City facilities.

Accommodation in more detail as follows:

Accommodation

Front Door

Leads to –

Entrance Hall

With further door, exposed floorboards, stairs to First Floor and opening to –

Dining Room

Having double-glazed window to front, exposed floorboards, radiator, arch through to –

Kitchen

Having a range of base and eye level units with work surface area, sink, inset gas hob with extractor over, double electric oven, integrated fridge/freezer, space for washing machine and dishwasher. Opening back to –

Entrance Hall

Further opening through to –

Sitting Room

Having radiator, double glazed doors overlooking rear garden and wood effect flooring.

Cellar

Steps lead down to two room cellar having good head height, radiator and door with steps up to the front outside.

From the Entrance Hall, stairs lead to the First Floor.

First Floor

Landing

Having double glazed window, airing cupboard and doors off to –

Bedroom Two

Having fitted wardrobe housing the modern gas central heating boiler, double glazed window to rear, sink and radiator.

Bathroom

Comprising bath, shower over (not in use), wash basin, WC low flush suite.

Bedroom Three

Having double glazed window to front, fitted wardrobes and sink.

Stairs lead from the First Floor Landing to the Second Floor.

Second Floor

Landing

Having double glazed window, doors off to –

Bedroom One

Having fitted wardrobes, double glazed window to front, radiator.

En-suite Shower

With shower cubicle, wash hand basin and WC low flush suite.

Bedroom Four

Having wash hand basin, double glazed window, fitted wardrobe and radiator.



Outside:

A gate opens to a small courtyard area with steps leading down to the cellar and steps up to the front door. The rear garden is enclosed mainly within panelled fencing and comprises a patio area with steps up to further garden area which is laid for easy maintenance with garden path leading to a further patio area with pergola over.

Services:

Mains gas, electric, water drainage connected to the property.

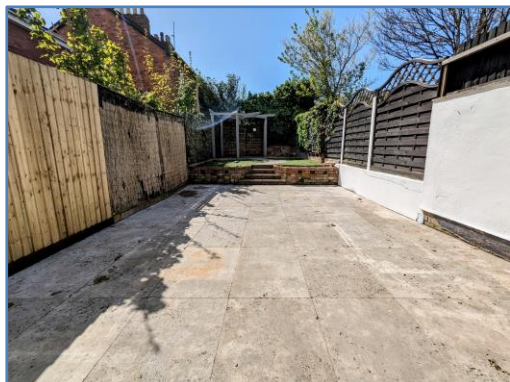
Tenure:

Freehold.

Directions:

From Tesco's main roundabout proceeding along Eign Street, passing the turning for Sainsburys onto Whitecross Road. After about a quarter of a mile, just opposite the garage, the property can be seen on the left hand side as denoted by the Agent's 'For Sale' sign.





Sunderlands

Hereford Branch

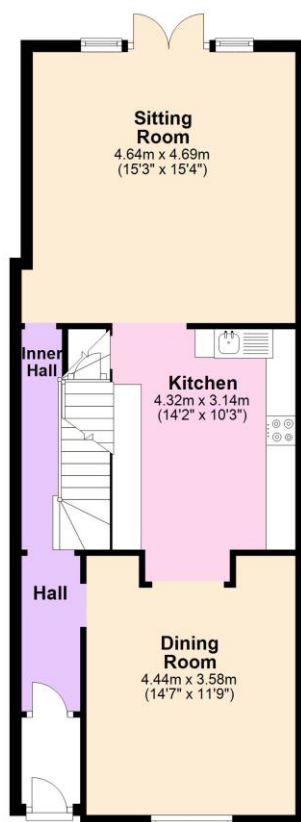
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

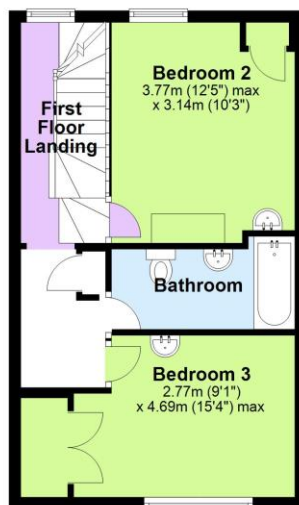
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

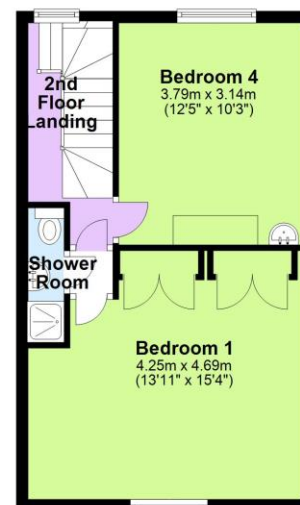
Ground Floor



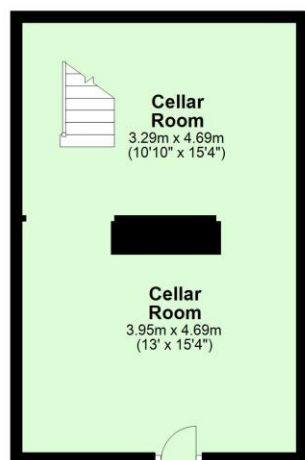
First Floor



Second Floor



Basement



Total area: approx. 170.8 sq. metres (1839.0 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

rightmove
find your happy

Zoopla.co.uk
Smarter property search



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.