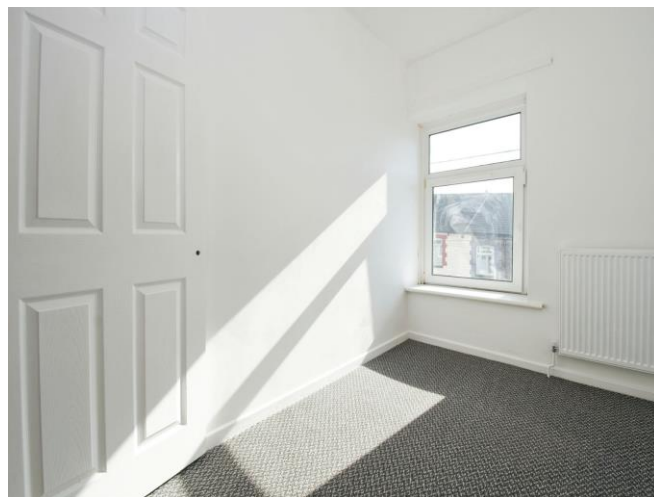




## Vivian Street, Ferndale

£90,000

- Council Tax Band - A
- Ideal Investment Opportunity or First Time Purchase
- Popular Location Close to Local Amenities
- No Onward Chain
- Modern Kitchen & Bathroom
- Private Rear Garden
- EPC Rating: D



 2  1  1



## About the property

A mid-terrace house situated in a popular location making an ideal investment opportunity or first-time purchase. Close to local amenities and transport links, enjoying spacious living areas, modern kitchen and generous bedrooms.

## Accommodation

### Hall

Enter via front door into hallway, ceiling light.

### Lounge

12' 1" Max x 8' 6" Max ( 3.68m Max x 2.59m Max )

Double glazed window to the front, ceiling light.

### Kitchen/Diner

12' 4" Max x 11' 8" Max ( 3.76m Max x 3.56m Max )

Units with countertop over, stainless steel sink with drainer, integrated oven, hobs and over head extractor fan, ceiling light.

### Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light, double glazed window to the rear.

### Bedroom One

13' 8" Max x 8' 5" Max ( 4.17m Max x 2.57m Max )

Double glazed window to the front, ceiling light.



### **Bedroom Two**

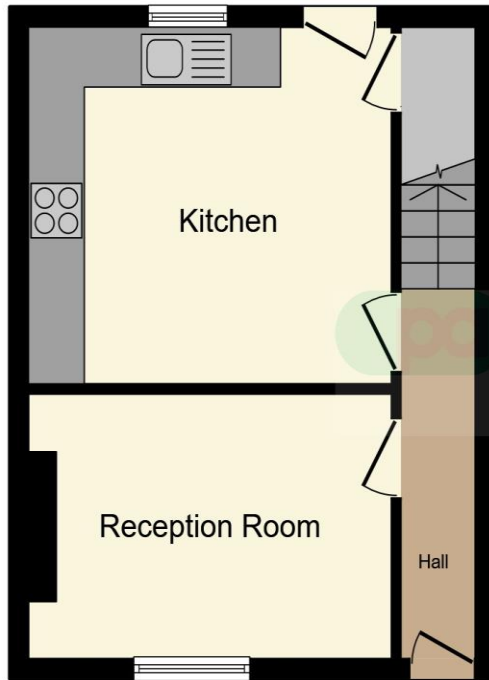
8' 5" Max x 6' 5" Max ( 2.57m Max x 1.96m Max )

Double glazed window to the front, ceiling light.

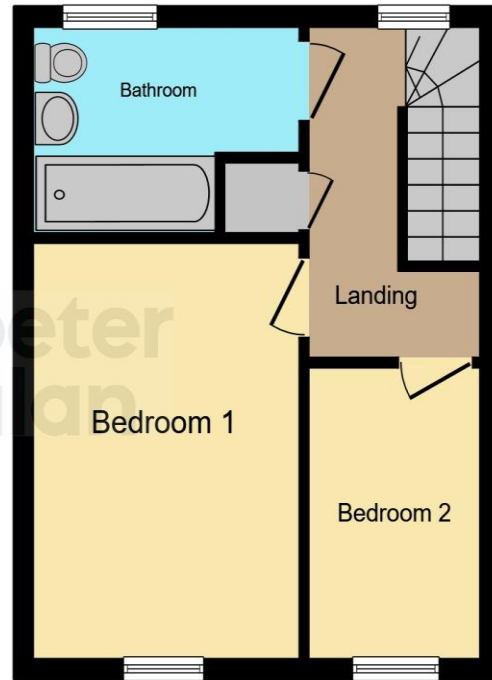
### **Bathroom**

Three-piece suite comprising w/c, bath and wash basin,  
double glazed window to the rear, ceiling light.

## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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