



## Hill Street

£140,000

- Council Tax deleted
- Local Amenities
- Downstairs W/C
- Nearby Schools
- Utility Room
- Transport Links
- EPC Rating: C



3 1 1





## About the property

I am delighted to present this charming terraced property for sale. This delightful home offers an excellent living space with a total of 3 bedrooms. Two of these are spacious double bedrooms, presenting the perfect retreat after a long day, and the third is a cosy single bedroom, all designed to meet the needs of a modern family.

The property also features a single reception room, a welcoming space that offers a comfortable setting for relaxation and family time. The well-appointed kitchen, central to the home, provides a functional and practical area for everyday cooking and dining.

In terms of amenities, this property is ideally situated close to public transport links, local amenities, and scenic walking routes, making it a perfect fit for those who value convenience and an active lifestyle.

One of the unique features of this property is its garden. This outdoor space is a delightful addition, offering potential for landscaping and an ideal spot for outdoor relaxation or entertaining during the warmer months.





## Accommodation

### Entrance Hallway

### Lounge/Diner

19' 7" x 8' 5" ( 5.97m x 2.57m )

### Kitchen

9' 6" x 5' ( 2.90m x 1.52m )

### Utility

4' 10" x 4' 9" Max ( 1.47m x 1.45m Max )

### Downstairs W/C

### Bedroom 1

10' 4" x 9' 2" ( 3.15m x 2.79m )

### Bedroom 2

9' 2" x 6' 7" ( 2.79m x 2.01m )

### Bedroom 3

12' 6" x 5' 3" ( 3.81m x 1.60m )

### Bathroom

### Garden

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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