



ESTATE AGENTS • VALUER • AUCTIONEERS



13 Malvern Road, Ansdell

- Delightfully Appointed Semi Detached House
- Lounge & Modern Fitted Dining Kitchen Installed in 2023
- New Conservatory in 2023
- Two Bedrooms & Modern Bathroom/WC
- Walled Garden to the Front & Rear
- Garage
- Gas Central Heating & Double Glazing
- Close to the Centre of Ansdell
- Cash Buyers Only Due to a Previous Insurance Claim
- Freehold, Council Tax Band C & EPC Rating D

£249,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

HALLWAY

Approached through a modern oak composite front door with an inset obscure stained glass leaded panel. Side gas and electric meter cupboard. Staircase leads to the first floor with a side handrail. Overhead light. White 1930s panelled door leading to:

LOUNGE

5.23m into bay x 3.56m (17'2 into bay x 11'8)

Tastefully appointed principal reception room. Double glazed bay window overlooks the front garden with two top opening lights and fitted window blinds. Corniced ceiling. Television aerial point. Single panel radiator. Focal point of the room is a fireplace with a white display surround, raised coloured stone hearth and a cast iron inset with decorative coloured tiles. Note: there was a previous gas connection which has been disconnected. Matching white panelled door leading to the adjoining Dining Kitchen.



DINING KITCHEN

4.52m x 2.69m (14'10 x 8'10)

Superb modern fitted Kitchen installed in November 2023. Two UPVC double glazed windows to the side elevation with fitted window blinds. Double glazed window also looks over the rear garden with a lower opening light and window blinds. Additional large single glazed window looks through into the Conservatory with Garden beyond. Range of eye and low level cupboards and drawers. Ceramic single drainer sink unit with a centre mixer tap set in wood effect working surfaces. Ceramic splash back tiling. Built in appliances comprise: Zanussi four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Zanussi electric oven and grill below. Bosch free-standing fridge. Zanussi slimline dishwasher. Attractive Amtico style herringbone flooring. Single panel radiator. Curtained under stair Utility area with a Beko washing machine. Wall mounted Alpha combi gas central heating boiler. UPVC double glazed door gives direct access to the Conservatory.



CONSERVATORY

3.61m x 2.46m (11'10 x 8'1)

Superb UPVC double glazed Conservatory, erected in 2023. Double glazed windows overlook the rear garden with four top opening lights. Double opening double glazed French doors give direct garden access. Pitched insulated ceiling with glass designed to keep the heat in in the Winter and reflect the heat during the Summer. Power sockets.



FIRST FLOOR LANDING

Approached from the previously described staircase. UPVC double glazed window to the side elevation provides good natural light to the Hall, Stairs and Landing areas. Fitted window blinds. White panelled doors leading off.

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BEDROOM ONE

4.57m x 3.56m max (15' x 11'8 max)

(max L shaped measurements. Good sized principal double bedroom. Two double glazed windows overlook the front of the property. Picture rails have been retained. Single panel radiator. Double wardrobe with mirrored doors.



BEDROOM TWO

3.66m x 2.62m (12' x 8'7)

Second double bedroom. Double glazed window overlooks the rear elevation with a top opening light. Single panel radiator. Picture rails. Built in original double cupboard with hanging rail and storage space above.



BATHROOM/WC

2.62m x 1.75m (8'7 x 5'9)

Superb modern four piece white bathroom suite, installed in 2023. UPVC obscure double glazed window to the rear elevation with a top opening light. Wood panelled bath with splash back and a centre mixer tap with a hand held shower attachment. Corner step in shower cubicle with curved sliding glazed doors. Plumbed overhead shower and an additional hand held shower attachment. Pedestal wash hand basin with matching splash back. Low level WC completes the suite. Chrome heated ladder towel rail. Overhead light. Access to the loft. Amtico style flooring.



OUTSIDE

To the front of the property is a walled garden with pathway leading to the front covered entrance. Mature Cherry tree. Timber gate gives access to the side of the house with a pathway providing a useful bin store area and having external access to a useful understair store cupboard. Garden tap and additional gate leading to the rear garden.

To the immediate rear is a delightful enclosed walled garden with a small central lawn surrounded by stone chipping with inset stepping stones. Cottage style flower beds to the side. Mature Cherry tree. Attractive modern timber cladding to the side of the Garage wall. Additional timber gate to the side service road with access to the Garage.



GARAGE

5.41m x 3.12m (17'9 x 10'3)

Approached from the side un-adopted service road via an up and over door. We understand the Garage has had the roof replaced.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

IMPORTANT NOTE

The property has been the subject of a previous insurance claim for differential

