



Top Row, Willow Road

Ollerton



Offers in Excess of £175,000

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Beautifully Presented Cottage...





*Top Row, Willow
Road*





Welcome

Beautifully Presented Cottage... This end terrace cottage is full of character and charm both internally and externally. Internally you will find a cosy lounge/ diner with kitchen to the rear of the property. To the first floor the master bedroom, a generously sized second bedroom and fully fitted bathroom. To the second floor is an office with WC and cupboard housing the boiler. Externally the property boasts a fully enclosed rear garden with parking and the additional benefit of garage with pit and seperate storage to the rear. Viewings are a must to appreciate all this property has to offer!



Step inside...

Lounge/Diner *21' 5" x 11' 11" (6.531m x 3.636m)*

Accessed through a wooden door to the front aspect and having a decorative brick fireplace with hearth and wood mantle over. Carpet flooring, exposed wooden beam to the ceiling, uPVC window to the front aspect and side, wall lights, Tv & Bt points. Wooden stairs leading to the first floor.

Kitchen *10' 2" x 10' 4" (3.110m x 3.150m)*

Fitted with a range of wall and base units having roll top work surfaces over inset with sink, drainer and mixer tap. Integrated electric oven and gas hob with extractor hood over. Space for fridge/freezer, dishwasher and washing machine. Tiled flooring, ceiling light fixture, stable style uPVC door and windows to the side and rear aspect. With wooden door leading to the lounge/dining area.

First Floor Landing *9' 7" x 5' 8" (2.909m x 1.734m)*

With carpet flooring, two ceiling light fittings and stairs off to the second floor.

Master Bedroom *11' 3" x 11' 0" (3.439m x 3.352m)*

With carpet flooring, pendant light fitting and uPVC window to the front aspect.

Family Bathroom *9' 0" x 5' 8" (2.751m x 1.734m)*

Fitted with a three piece suite comprising of bath, pedestal sink and low flush WC. Obscure glazed wooden window, fully tiled walls, carpet flooring and radiator.

Bedroom Two *10' 3" x 10' 3" (3.129m x 3.129m)*

With carpet flooring, uPVC window to the rear aspect, radiator and ceiling spotlights.

Attic *12' 10" x 7' 6" (3.919m x 2.280m)*

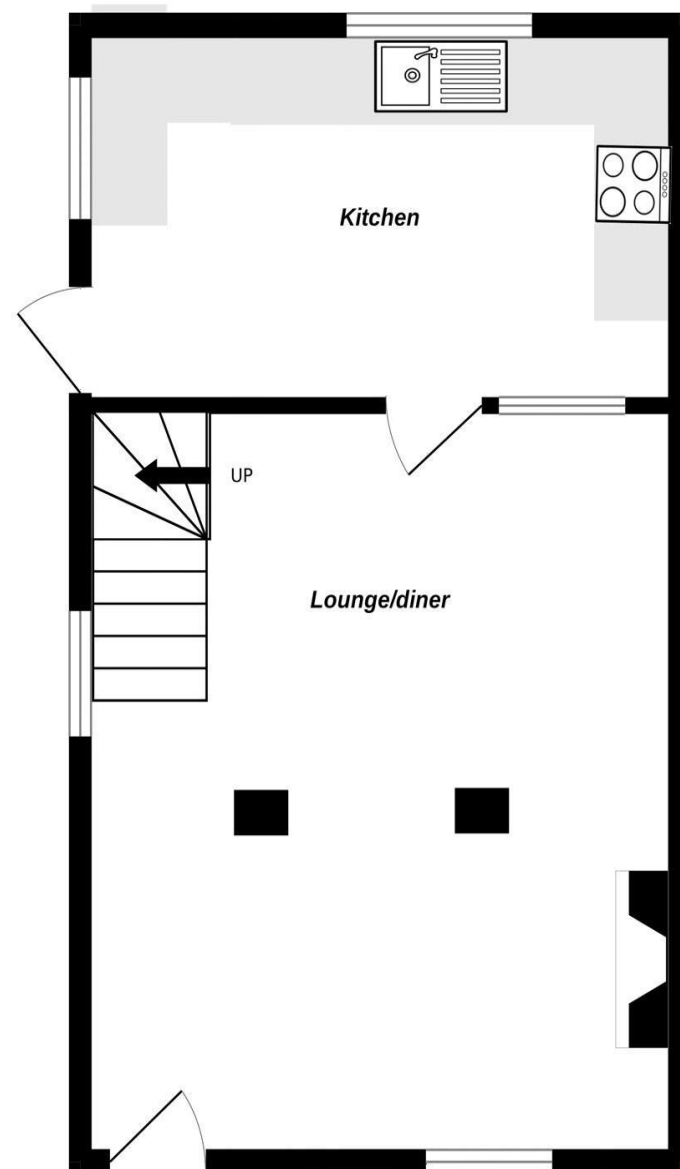
Currently used as an office this room benefits from carpet flooring, uPVC window and Velux wooden windows, WC and storage cupboard housing the boiler.

Rear Garden

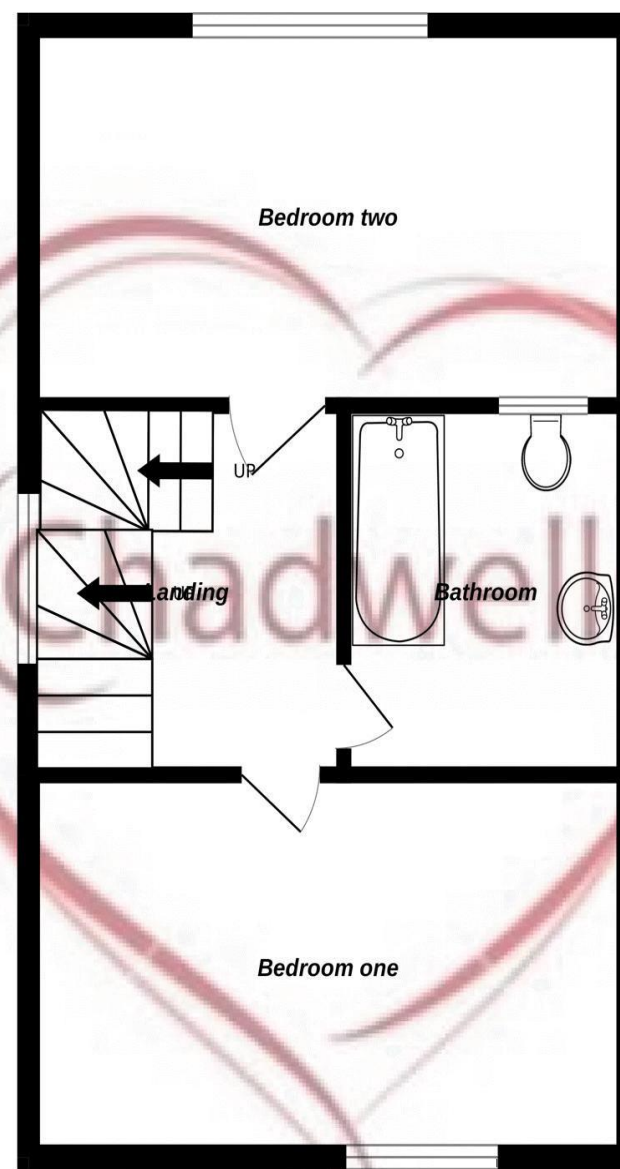
Gated access leads to a private driveway and garage which benefits from an inspection pit and additional storage room with power and lighting. At the rear of the property there is a generously sized garden which is mainly laid to lawn, garden shed and small greenhouse.

Garage *16' 7" x 12' 1" (5.065m x 3.681m)*

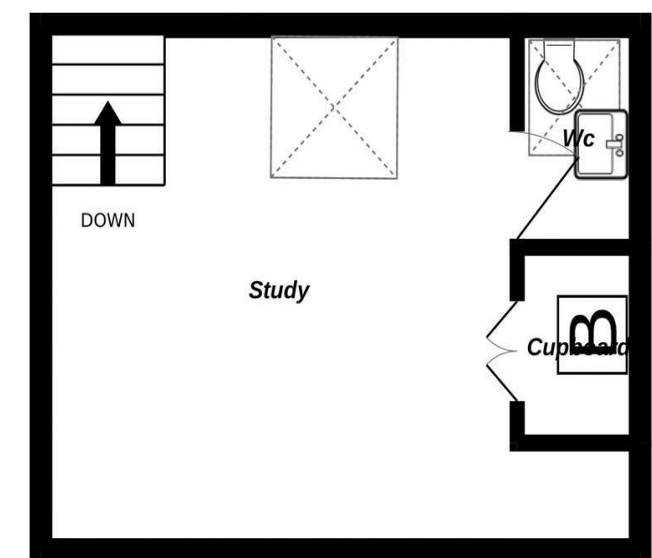
Ground Floor



1st Floor



Attic



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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