



Alder Grove

Ollerton



Offers in Excess of £110,000

(Chadwells
Estate & Letting Agents





*Ideal first time buy or
investment . . .*





Alder Grove





Welcome

Offered For Sale With No Upward Chain...Are you after an affordable way to get on the property ladder? Ideally priced for a couple looking for their first home together, or those looking to downsize and be located in a friendly community, close to transport links and perfectly positioned just a short stroll to local amenities. Enter this home through its own private and airy entrance hall which gives access to a spacious first floor flat offering comfortable, informal living space along with a light-filled master bedroom and generously sized double guest bedroom. Off street parking is provided whilst the spacious back garden can become whatever your imagination allows. With a lease remaining of over 90 years and a new roof in 2015 this property is ready and waiting for the new owner to make it their home.



Step inside...

Entrance Hall

UPVC exterior door leading to the entrance hall with vinyl flooring, walk in storage cupboard and stairs off to first floor flat.

Landing 13' 6" x 2' 11" (4.11m x 0.89m)

With loft access, carpeted flooring, storage cupboard housing immersion tank, window to side aspect and door off to lounge, kitchen, both bedrooms and bathroom.

Kitchen 7' 4" x 9' 4" (2.23m x 2.84m)

Having a range off white wooden wall and base units with square edged work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, new ceramic hob with extractor above and new single electric oven, space and plumbing for washing machine, space for fridge, laminate tiled flooring, radiator and window to the rear aspect.

Lounge 14' 0" x 12' 7" (4.26m x 3.83m)

14' 3" x 12' 10" (4.34m x 3.91m) Having painted wood fire surround with gas fire and back burner, 2 radiators, T.V point, carpet flooring and 2 windows to rear aspect.

Master Bedroom 13' 0" x 11' 9" (3.96m x 3.58m)

Having carpeted flooring, T.V point, radiator and 2 windows to front aspect.

Bedroom Two 11' 8" x 11' 3" (3.55m x 3.43m)

Having carpet flooring, radiator, T.V point and window to front aspect.

Bathroom 9' 4" x 5' 7" (2.84m x 1.70m)

Having a 3 piece suite comprising of panelled bath with overhead shower and glass panelled side door, low flush W.C, hand wash basin, radiator, vinyl flooring and obscure window to side aspect.

Driveway

Driveway to the side of the property solely for the use of property owner to allow for off street parking for two cars.

Rear Garden

Laid mainly to concrete paving with outside integral wash house storage accessible from the path.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor 1

Approximate total area⁽¹⁾
632 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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