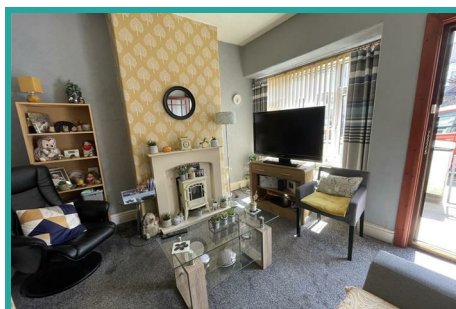
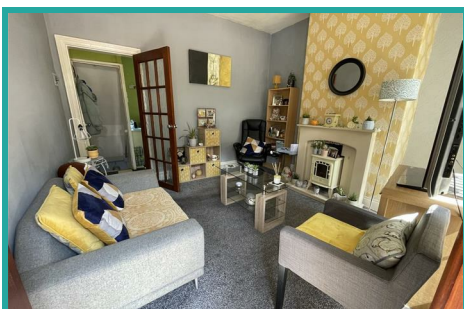




45 Grange Road, Colwyn Bay, North Wales LL29 7RL

Asking Price £99,950

A MIDDLE ROW 2 BEDROOM HOUSE in a residential road of similar houses located within easy reach of the town centre, schools for all ages and Leisure Centre. The accommodation provided is arranged on three floors with LOUNGE and KITCHEN on the ground floor. 2 FIRST FLOOR BEDROOMS and a LOWER LEVEL BATHROOM & UTILITY AREA. OUTSIDE REAR YARD - DOUBLE GLAZING & GAS C.H. Energy Rating 62D Potential B86. Tenure Freehold. Council Tax Band B CB6364



Entrance

Front door to

Lounge

12' 7 x 11' 8 (3.66m 2.13m x 3.35m 2.44m)

Double glazed window, central heating radiator, fireplace and electric fire

Kitchen

10' 10 x 10' including stairs (3.05m 3.05m x 3.05m including stairs)

Stainless steel sink unit, wall cupboard, plumbing for washing machine, double glazed window, gas central heating radiator

First Floor

Stairway off the Kitchen to Upstairs

Front Bedroom

11'8 x 10'11 (3.56m x 3.33m)

Double glazed window, central heating radiator

Rear Bedroom

10'11 x 10'5 (3.33m x 3.18m)

Double glazed window, fitted cupboard, central heating radiator, sea views

Lower Level

Stairway off the Kitchen down to the Lower Level

Bathroom

10'3 x 7'2 (3.12m x 2.18m)

Panel bath, pedestal wash hand basin, double glazed window, Separate W.C

Outside

Small walled rear yard

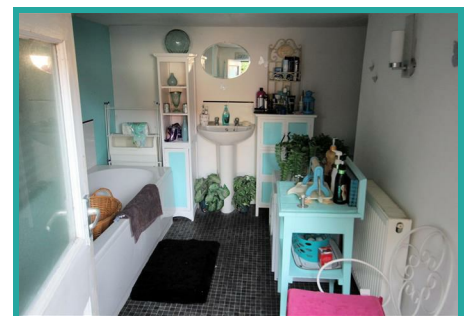
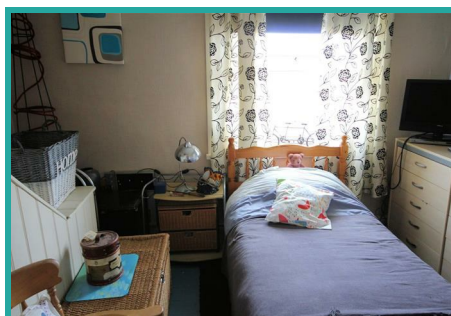
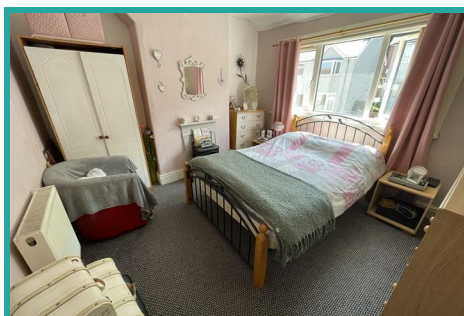
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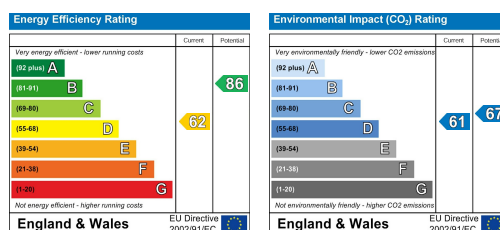
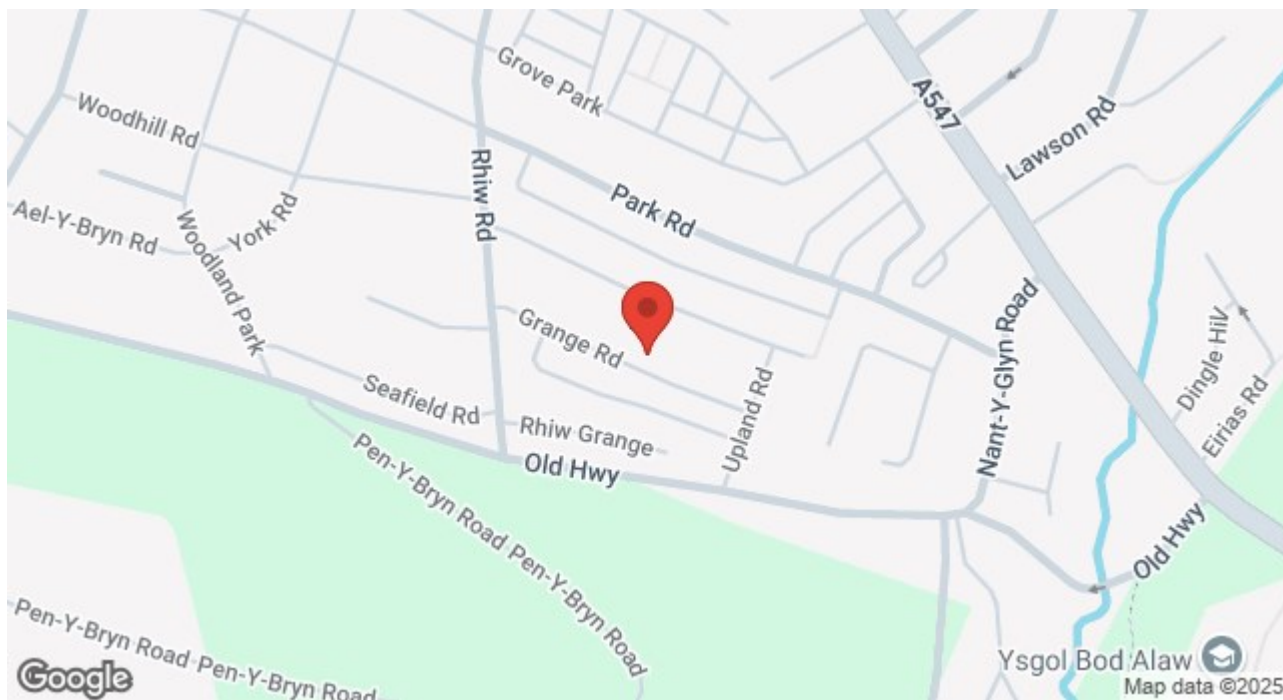
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with

anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





AGENTS NOTES;

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- Award winning service
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- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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