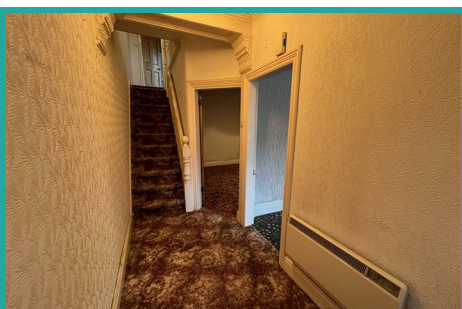




## 7 Grove Park West, Colwyn Bay, North Wales LL29 7EH

**£145,000**

Older style 3 BEDROOM MIDDLE ROW HOUSE in a central location, convenient for the town, railway station and schools. With vacant possession and NO ONGONG CHAIN the property is in need of cosmetic updating and redecoration. Briefly the accommodation comprises HALLWAY, LOUNGE, DINING LIVING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, REAR YARD, DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB7959



## Hall

Double glazed front door, electric radiator

## Lounge

14'9" x 13'9" (4.5 x 4.2)

Double glazed bay window to front aspect, fireplace with marble back and hearth, gas fire,

## Dining Living Room

15'8" x 11'9" (4.8 x 3.6)

Under stairs cupboard, fireplace with marble back and hearth, gas fire, double glazed

## Kitchen

9'10" x 9'6" (3.02 x 2.9)

Stainless steel sink unit, double glazed window and back door, wall and base cupboards, quarry tiled floor,

## First Floor

Stairway off the Hall to First Floor and Landing, electric radiator

## Bedroom 1

11'9" x 10'9" (3.6 x 3.3)

Double glazed, 2 double door wardrobe cupboards

## Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Double glazed, double door cupboard and cylinder airing cupboard

## Bedroom 3

8'6" x 6'7" (2.6 x 2.02)

## Large Bathroom

10'0" x 9'2" (3.07 x 2.8)

Panel bath, pedestal wash hand basin, w.c, square shower tray and unit, tiled walls, timber cladding to ceiling

## Outside

Rear yard enclosed by boundary walls

## AGENTS NOTE

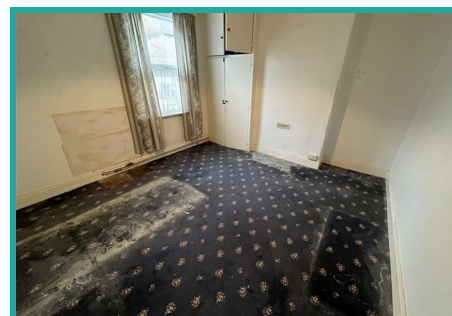
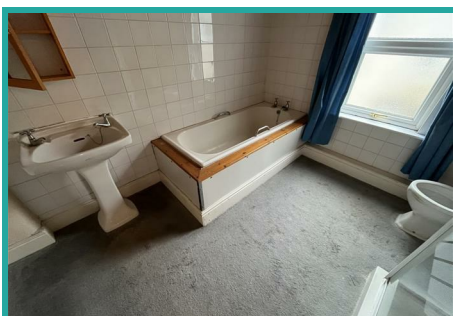
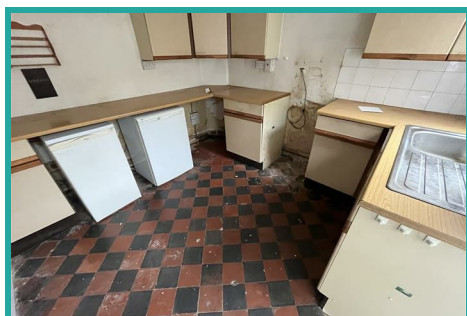
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

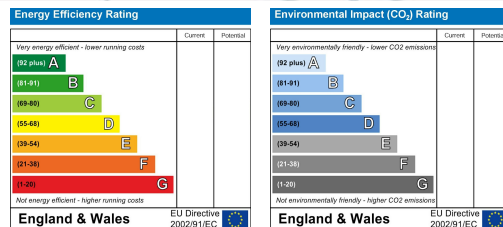
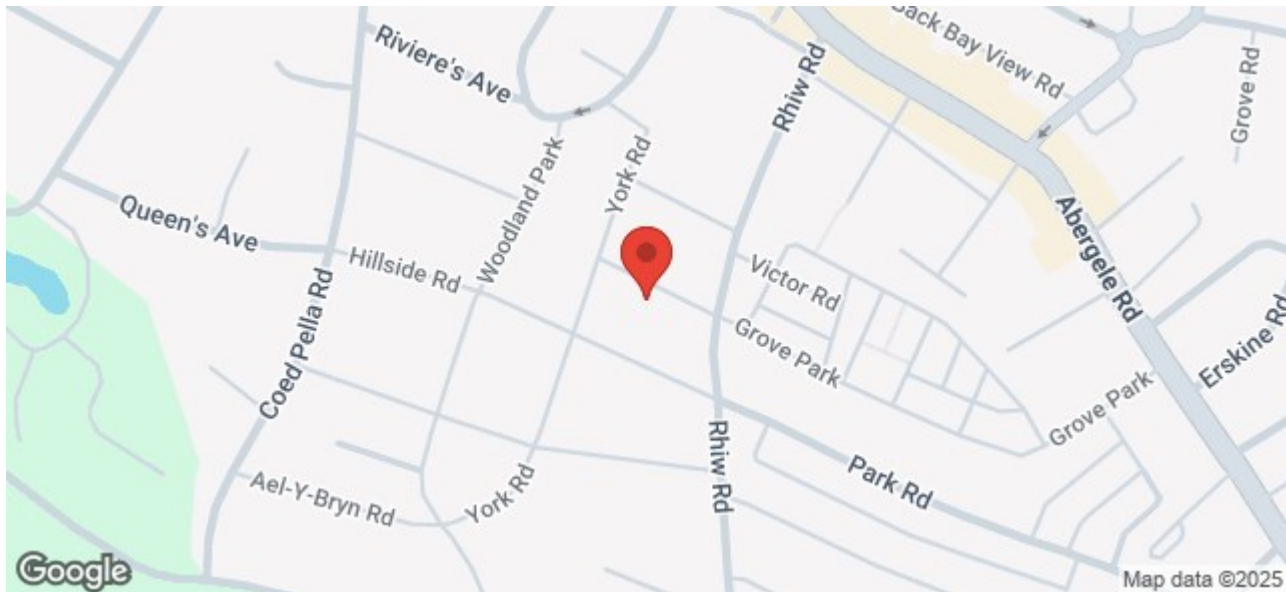
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without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

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





#### AGENTS NOTES;

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These sites could well find a buyer for your own home.

