



Offered for sale with no forward chain

Walking distance to the town centre

Boasts a newly installed kitchen

Two spacious double bedrooms

Ideal first home or investment opportunity

Set on a popular residential street

Benefits from two reception rooms

New consumer unit recently installed

Rear yard benefiting from a store

Add your own stamp and value to the property

Located on this popular road is this traditional, two bed terraced home. Whilst the property is in need of some modernization, it is largely décor and certainly seems structurally sound. Not only that, a new kitchen has been recently completed and the new consumer unit has also been installed at the same time. The property has plenty to offer, with two reception rooms and two double bedrooms. It may catch the eye of a first-time buyer looking to get on the property ladder, add value or their own stamp to their next home. It will also appeal to an investor looking to buy a home in a sought-after area. Ashton Street is within easy walking distance of the town centre, which can be reached in just 10 minutes. There is a convenience store just a minutes walk from the property and St Joseph's Catholic high School is just a stones throw away. Within the property, there is a hallway which leads to both reception rooms. The first one could be used as a dining room or lounge if desired. The second reception room is larger and would make an ideal lounge, but as it adjoins the kitchen could also be used as the dining room if desired. Beyond the second reception room you will find the recently installed kitchen and beyond this, there is a hallway leading to a wet room. Heading up to the first floor, you will find both bedrooms, both are generously sized doubles. At the rear of the property, there is a gated rear yard offering plenty of space and at the end of the yard, there is also a store providing useful storage for items such as bikes or prams. Viewing is highly recommended to fully appreciate the potential this property offers.

ACCOMMODATION

Vestibule

The vestibule is accessed via a uPVC door with frosted glass panel and numbered top panel, which allows in plenty of natural light and into the hallway beyond.

Hallway

The hallway has a fully glazed door with a top panel and features original coving. There is a handy power point and doors lead through to the lounge, dining/sitting room and there are stairs to the first floor landing.

Lounge

The first of two reception rooms is this good sized lounge, which could also be used as a dining room or games room if desired. The room benefits from decorative coving, a radiator and a uPVC double glazed window that looks out to the front.



Dining/sitting room

The versatile second reception room benefits from a coal effect, electric fire, set on a cream hearth with matching insert and surround. The room has an under stairs storage cupboard, which benefits from a newly upgraded consumer unit. The room also has a radiator and a window that looks out to the rear. The door provides access to the kitchen.



Kitchen

This newly fitted kitchen, completed in 2024, has a range of wall and base units, with a complementary worktop and matching splash backs. There is a built-in electric oven with a separate electric hob, glass splash back and a stainless steel extractor canopy above with built-in lighting. The kitchen boasts an integrated fridge freezer and there is a 1.5 stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window. A radiator provides plenty of warmth and a door leads to the rear hall.



Rear hall

Here you will find shelving, which provides useful storage and there is also a double socket. Leads to the bathroom, whilst a half glazed uPVC door leads out to the yard.

Wet room

Currently incorporating a wet room style shower. There is a toilet and pedestal hand wash basin. The wet room benefits from tile flooring, partially tiled walls and a uPVC double glazed frosted window.

First floor landing

The landing leads to both bedrooms.

Bedroom one

A spacious double bedroom which benefits from a built-in cupboard which can be used as a linen cupboard or a built-in wardrobe if desired. The room has a radiator and a uPVC double glazed window to the front.

Bedroom two

A second spacious bedroom which houses the Potterton combi boiler. The room has a radiator and a window that looks out onto the rear.

Exterior

The rear of the property boasts a good size yard which is secured with gated access. At the end of the yard, there is a useful outbuilding, which provides storage for tools or other items such as prams or bikes.

TENURE

We have been informed by the vendor that the property is leasehold.

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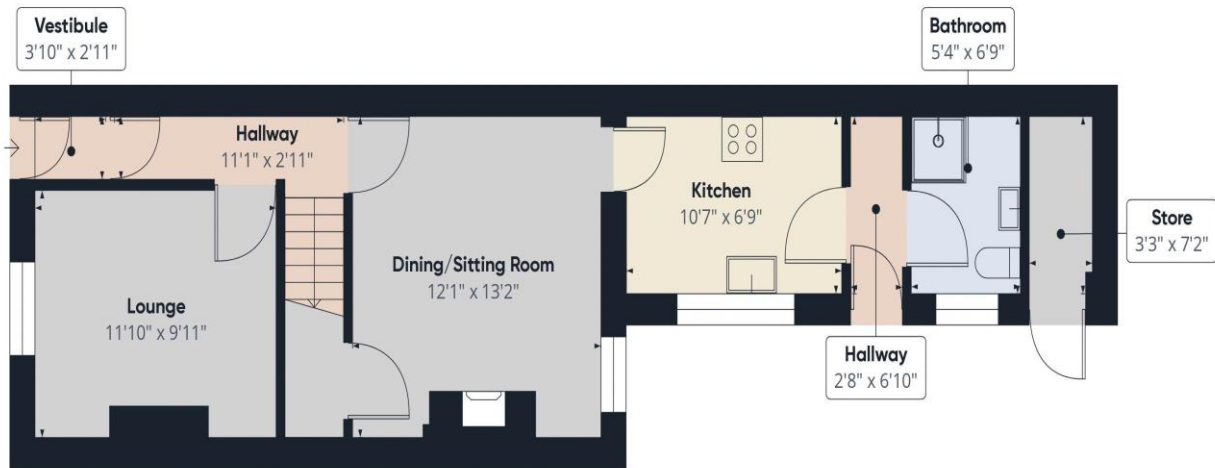
MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



Ground Floor

Approximate total area^m
813.11 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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