



164 Thornton Old Road

- TWO BEDROOM MID TERRACE
- MODERNISED THROUGHOUT
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS

Offers In Region Of £120,000
EPC Rating '72'





Property Description

DESCRIPTION

This well-presented two-bedroom mid-terrace property offers stylish, move-in ready accommodation throughout and would make an ideal first-time purchase or investment opportunity.

The property is accessed via a low-maintenance enclosed garden, providing useful outdoor space and an attractive approach to the home. Inside, the accommodation comprises a bright and welcoming lounge featuring a characterful exposed brick fireplace creating a cosy focal point while retaining a modern feel.

The contemporary galley kitchen is fitted with a range of high-gloss and base units, complemented by contrasting work surfaces and sleek splashback tiling. The space offers ample storage and workspace, together with room for essential appliances.

To the first floor are two well-proportioned bedrooms. The master bedroom is a generous double room with neutral decor and pleasant outlooks, while the second bedroom provides versatile accommodation.

Completing the accommodation is a modern family bathroom fitted with a white three-piece suit comprising a bath with over shower, hand wash basin and WC, finished with grey wall and floor tiling.



ENTRANCE HALL

3' 1" x 5' 1" (0.94m x 1.55 m) Welcoming entrance hall providing access to the ground floor accommodation, with stairs leading to the first floor. Finished in neutral tones and featuring a tiled floor, the space is complemented by central heating radiator, offering both style and practicality.

LIVING ROOM

14' 1" x 12' 1" (4.29m x 3.68m) A bright and inviting reception room, thoughtfully presented in a contemporary neutral colour palette. The room features a large front-facing window allowing plenty of natural light, complemented by modern flooring and tasteful decor throughout. A characterful exposed brick fireplace provides an attractive focal point, blending traditional charm with modern living. There is ample space for lounge furniture, making it an ideal setting for both relaxation and entertaining.



KITCHEN

14' 1" x 4' 0" (4.29m x 1.22 m) A modern kitchen fitted with a sleek range of gloss white wall and base units, offering plenty of storage and workspace. A rear-facing window brings in natural light, while part-tiled walls and a wood floor add style and practicality. The kitchen includes an electric cooker with extractor fan and a door leading to a pantry, which in turn provides access to the cellar ideal for additional storage.

BEDROOM ONE

12' 1" x 9' 1" (3.68m x 2.77 m) A spacious and well-presented master bedroom offering a bright and relaxing atmosphere. The room benefits from a large window allowing plenty of natural light, with neutral decor and soft carpeting. There is ample space for a double bed and additional bedroom furniture, with the room further enhanced by its high ceiling and attractive proportions.



BEDROOM 2

12' 1" x 7' 1" (3.68m x 2.16 m) A versatile second bedroom, currently utilised as a beauty room and home workspace, offering flexible accommodation to suit a variety of needs. The room enjoys excellent natural light from a side-facing window and is presented in neutral tones with fitted carpeting, creating a bright and welcoming environment. Ideal as a child's bedroom, nursery, dressing room, guest room or home office, the space provides ample room for freestanding furniture.

BATHROOM

5' 1" x 7' 1" (1.55m x 2.16 m) A stylish and contemporary three-piece family bathroom finished to a high standard throughout. Featuring modern grey tiled walls and flooring, the suite comprises a panelled bath with shower over, WC and a vanity hand wash basin with storage beneath. A frosted window provides natural light and ventilation, while the heated towel radiator and recessed ceiling spotlighting add to the room's practicality and modern appeal.

EXTERIOR

A fenced front garden with gated access, offering both privacy and kerb appeal. The outdoor space features a useful storage area and a part-tarmac, part-stoned section, ideal for seating or low-maintenance outdoor enjoyment.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		