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£105,000

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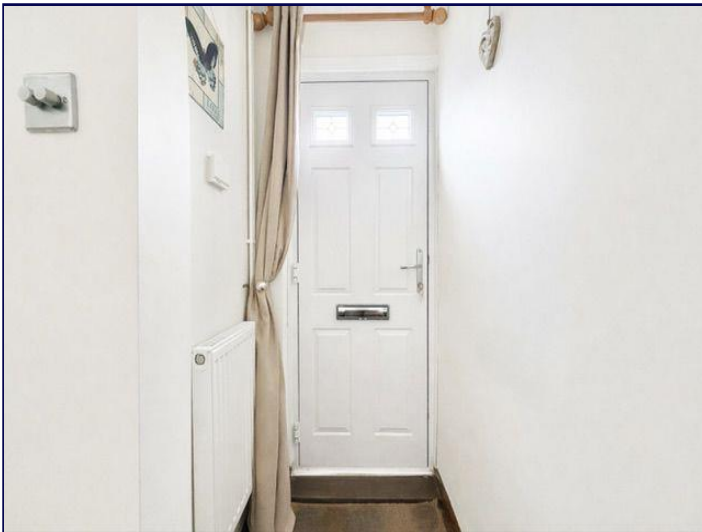
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Property Introduction

Tucked away in a peaceful cul-de-sac setting, this immaculate two-bedroom mid-terrace home presents an exceptional opportunity for young professionals, first-time buyers and those looking to downsize without compromise. Beautifully maintained and thoughtfully updated, the property offers stylish, ready-to-move-into accommodation throughout. To the front, off-road parking provides everyday convenience, while inside a welcoming entrance leads into a spacious lounge featuring an attractive bay window that fills the room with natural light, creating a warm and relaxing living space. To the rear, a contemporary kitchen diner forms the heart of the home. Fitted with modern units and integrated appliances, it offers both practicality and sleek design, with ample space for dining and entertaining. A separate utility room to the ground floor adds further functionality, keeping laundry and additional storage neatly tucked away. Upstairs, the first floor hosts two generous double bedrooms, both well-proportioned and tastefully presented. Completing the accommodation is a stunning modern bathroom, finished to a high standard and featuring a stylish suite with shower – ideal for busy mornings or unwinding at the end of the day. Externally, the property continues to impress. The beautifully maintained rear garden enjoys a patio seating area perfect for summer evenings, a neat lawn with pathway, timber shed for storage and secure fencing providing privacy and peace of mind. Situated close to local schooling, everyday amenities and convenient bus routes, this superb home combines comfort, style and location — making it an ideal step onto the property ladder or

a smart move for those seeking low-maintenance living in a desirable setting.

Entrance

3' 5" x 3' 0" (1.04m x 0.92m)

The entrance is open to the lounge but is secluded enough for privacy. The front has modern uPVC frosted door.

Lounge

10' 8" x 12' 11" (3.26m x 3.93m)

A well presented lounge has cream decor with feature decorated fireplace, the flooring is varnished floorboards, there is large uPVC bay window with fitted blinds, feature fireplace with wood surround, cream tiled inset and hearth and gas fire. The room has ceiling light and radiator.

Kitchen dining room

9' 11" x 12' 11" (3.01m x 3.94m)

A stunning kitchen dining room has a generous range of white wall and base units to two sides of the room with wood effect work tops over and stainless sink drainer. The room has a fire ring gas hob with contemporary stainless steel extractor over, oven grill and low level integrated dish washer, fridge and freezer. The room has polished black tiled floor, black metro tiled splash backs with white decor over, two uPVC windows and blinds, under stairs storage, five down lights, radiator and space for large dining table and chairs.

Utility room

8' 3" x 2' 10" (2.52m x 0.86m)

A useful utility room has uPVC frosted door to the rear garden and matching window to the rear. The room has cream wood paneled walls, black tiled floor, work top with plumbing and space under for a washing machine.

Stairs and landing

The stairs and landing have grey carpet, light grey decor, pendant light and loft access. There is a loft ladder to get to the loft which has some boarding, Velux window and light.

Bedroom One

10' 8" x 12' 10" (3.25m x 3.90m)

A large main bedroom has a range of fitted wardrobes with sliding doors, brown carpet, cream decor with feature wall, uPVC window with fitted blinds, original cast iron fire, pendant light and radiator.

Bedroom Two

9' 11" x 8' 2" (3.03m x 2.49m)

A second good sized double room has uPVC window to the rear, cream decor, brown carpet, radiator, pendant light and built in storage cupboard.

Family Bathroom

6' 10" x 4' 3" (2.09m x 1.30m)

a beautiful first floor bathroom has a white three piece suite with shower over bath with vanity sink, two tone grey tile effect splash back aqua boarding, ceiling light, dark grey clip tile flooring, chrome towel radiator and frosted uPVC window to the rear.

Rear garden

A well presented enclosed secure rear garden has crazy paved patio area to the back of the house with brick built barbecue area with wall and arched pergola entrance to the rest of the garden. The next area is laid to grass one side of a crazy paved path with gravel to the other and planted soil border. The path leads to a second slab patio area where there is a hard standing for a timber shed and timber gate to the rear. Tall well maintained fencing creates a private secure area for the rear garden.

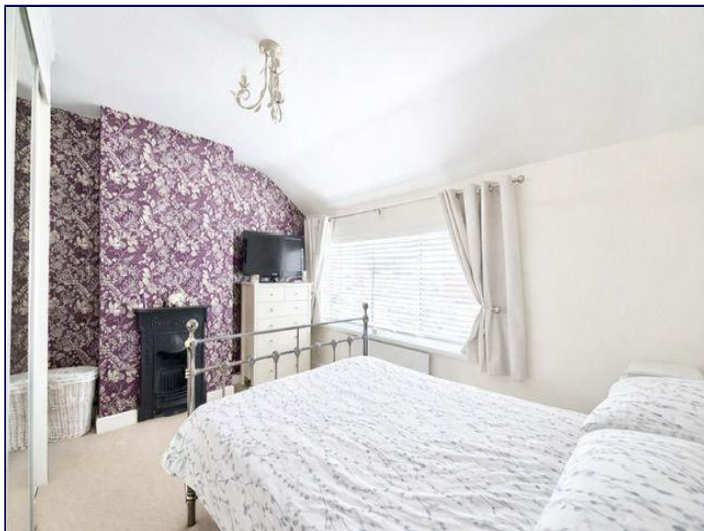
Front garden and parking

The front has an open fronted driveway with space for one car with easy access. the driveway is laid to slabs with block paved edges with gravel inbetween. Two low timber fences separate the garden from its neighbours.

Lobby

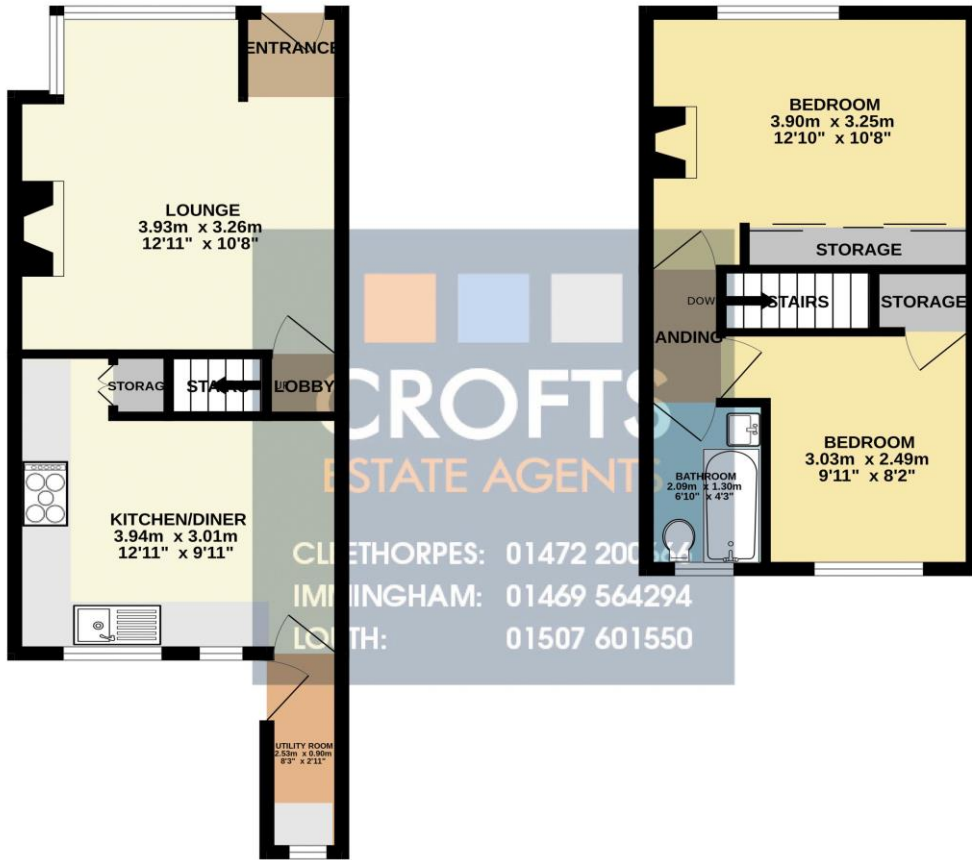
2' 5" x 2' 6" (0.73m x 0.76m)

The lobby has neutral grey decor, pendant light, varnished wooden floorboards and leads to the stairs.



GROUND FLOOR
33.2 sq.m. (357 sq.ft.) approx.

1ST FLOOR
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA: 60.5 sq.m. (651 sq.ft.) approx.

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