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Offers in the Region Of £79,000

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Property Introduction
Early viewing is highly recommended to fully appreciate this deceptively spacious and characterful two-bedroom mid-terrace home, offering an excellent opportunity for first-time buyers, young families and investors alike. Benefiting from gas central heating and uPVC double glazing throughout, the property combines generous living accommodation with unique features and outdoor space. Situated within a well-established residential location, the accommodation briefly comprises an entrance hallway, spacious lounge, impressive breakfast kitchen, first-floor landing, two well-proportioned double bedrooms and a family bathroom. Externally, the property enjoys a low-maintenance frontage, while to the rear are two separate garden areas divided by a communal passageway, providing versatile outdoor space for relaxation, entertaining and gardening. Offering character, potential and excellent value, this appealing home is not to be missed.

Entrance Hallway
uPVC double glazed entry door to the front elevation. Staircase to the first floor. Door leading through to the lounge.

Lounge
13' 8" x 12' 7" (4.17m x 3.84m)
A bright and spacious lounge featuring a large uPVC double glazed front-facing bay window that fills the room with natural light. The well-proportioned living space offers ample room for both seating and entertainment furniture, complemented by attractive wood-effect flooring throughout. Central heating radiator. A feature contemporary fire surround creates a focal point to the room, while the generous layout provides a comfortable setting for everyday family living.

Kitchen
17' 0" x 12' 7" (5.19m x 3.84m)
This distinctive breakfast kitchen blends rustic charm with practical family living. Fitted with a range of units, solid wood worktops, a Belfast sink and a range-style cooker, the room offers excellent preparation and cooking space. The generous proportions comfortably accommodate a breakfast table, whilst large windows flood the room with natural light. Finished with tiled flooring and retaining a wealth of individual character, the kitchen forms the heart of the home and enjoys convenient access to both the rear garden and adjoining utility/storage space.

First Floor Landing
Loft access to the ceiling.

Bathroom
5' 11" x 5' 10" (1.80m x 1.79m)
The bathroom is equipped with a pedestal wash hand basin, close coupled w.c and panelled bath. Tiling to the walls. Chrome effect central heating towel radiator. uPVC double glazed window to the rear elevation.

Bedroom 1
16' 8" x 12' 8" (5.08m x 3.87m)
A spacious double bedroom enjoying a pleasant front-facing aspect and excellent natural light from a large window. The room offers ample space for a king-size bed and a full range of freestanding bedroom furniture, making it a comfortable and versatile principal bedroom. Central heating radiator. Featuring wood-effect flooring and attractive décor, the room provides a welcoming retreat whilst retaining plenty of space for additional storage or dressing furniture.

Bedroom 2
10' 10" x 9' 4" (3.30m x 2.85m)
A well-proportioned second double bedroom enjoying a pleasant rear aspect with views over the garden and surrounding area. The room benefits from a large window allowing for excellent natural light and offers ample space for a bed, wardrobes and additional bedroom furniture. Featuring fitted storage and a practical layout, this versatile room is ideal as a guest bedroom, children's room or home office, making it well suited to a variety of buyers' needs.

Outside
To the front, the property offers a low maintenance frontage. A particular feature of the property is the extensive rear outdoor space, arranged in two distinct sections. Immediately to the rear of the house is a low-maintenance enclosed yard with gated access to the communal passageway. Across the passageway lies a substantial garden plot, mainly laid to lawn and offering tremendous scope for keen gardeners, outdoor entertaining or family recreation. This unique arrangement provides both practical outdoor space and excellent potential for further enhancement.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
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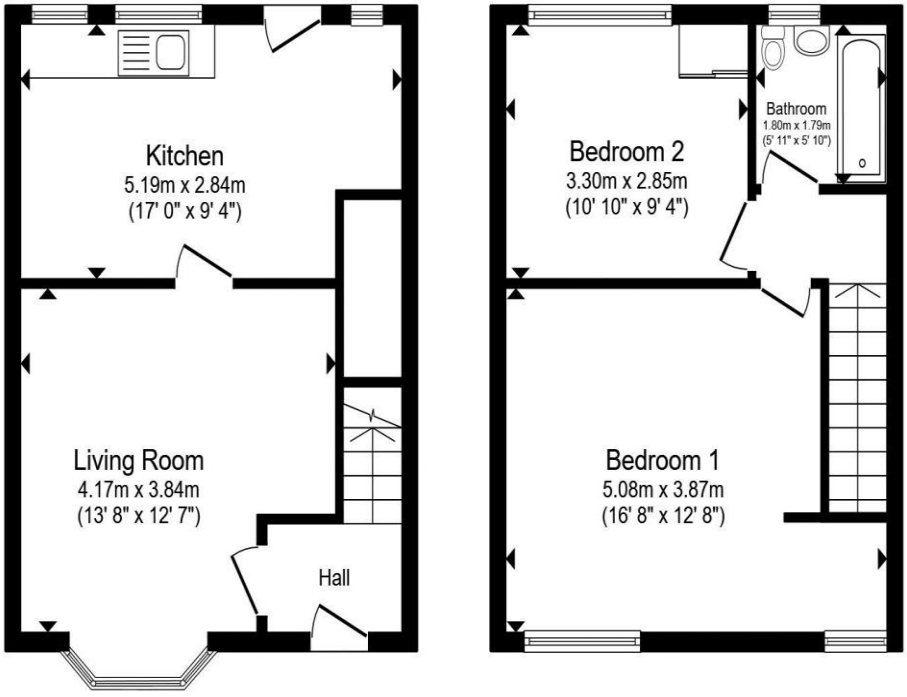
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Ground Floor **First Floor**

Total floor area 71.2 m² (766 sq.ft.) approx

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