SALISBURY AVENUE, MELTON MOWBRAY

Asking Price Of £160,000

Two Bedrooms

Freehold

Middletons
town & country

- END-TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- GOOD SIZED GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT FIRST TIME BUY
- TWO RECEPTION ROOMS
- LOCAL SCHOOLS NEARBY
- NORTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com

FOR SALE
Middletons
01664 566258

A great first time but opportunity, two double bedroom end of terrace house situated to the north side of Melton Mowbray, set within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and utility room to the ground floor. Two double bedrooms and a family bath/shower room to the first floor. Outside the property benefits from a good sized rear garden.

ENTRANCE HALL Having stairs rising to the first floor and original wood doors off to:

LOUNGE 11' 5" x 13' 6" (3.48m x 4.14m) A well proportioned room having a front facing window, radiator, original open fireplace with decorative tiled hearth and carpet flooring.

DINING ROOM 13' 2" x 12' 3" (4.03m x 3.75m) Having dual aspect windows allowing plenty of natural light to fill the space, radiator, under-stairs storage cupboard, a further small storage cupboard to the alcove with shelving above, carpet flooring and original wood door to the kitchen.

KITCHEN 7' 11" x 10' 2" (2.42m x 3.10m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, one and a half bowl stainless steel sink and drainer, integrated Lamona electric oven and gas hob with extractor over. Window and external door to the garden, radiator, wall mounted Worcester Bosch central heating boiler, tiled flooring and an opening through to the utility room.

UTILITY ROOM 7' 7" x 5' 6" (2.32m x 1.69m) Having a breakfast bar with space and plumbing under for a washing machine, space for a freestanding fridge freezer, two windows and tiled flooring.

LANDING Taking the stairs to the first floor having original wood doors off to:

BEDROOM ONE 11' 5" x 13' 7" (3.48m x 4.16m) Having dual aspect windows, radiator, original cast iron fireplace and laminate wood flooring.

BEDROOM TWO 10' 9" x 12' 3" (3.28m x 3.75m) Having a rear facing window, radiator, original cast iron fireplace and carpet flooring.

BATHROOM 9' 6" x 8' 1" (2.92m x 2.48m) Comprising of a walk-in shower cubicle, low flush WC, pedestal wash hand basin, panel bath and a heated towel rail. Obscure glazed window, tiled splash areas and vinyl flooring.

REAR GARDEN Low- maintenance gravel area adjacent to the house with gated access to the front, courtesy lighting, and steps rising to a walled garden laid to lawn.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees

Malones
LIMITED
IRISH WHISKY
DISTILLED IN DUBLIN

Malones
IRISH WHISKY

JAMES BOND
Dr.No
"GOLDFINGER"

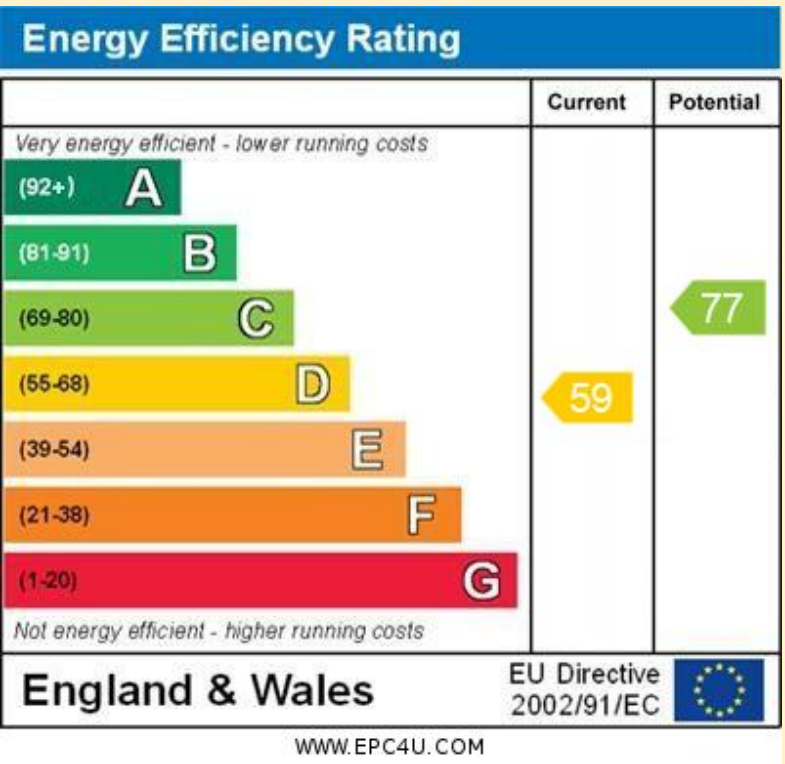
CHICA

SOUTHAMPTON

Ground Floor

First Floor

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.