

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

ROSS Estate Agencies



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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Asking Price £135,000

- Spacious Family Home
- Sought After Location
- Lounge, Fitted Kitchen
- Utility Room
- 3 Bedrooms
- Bathroom, Cloaks/W.C
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid-terrace family home in the sought after location, close to local amenities, transport links, schools, etc. The property comprises of entrance hallway, spacious lounge, kitchen, utility room, 3 bedrooms and a bathroom with separate cloaks/W.C. The property benefits from central heating, double glazing, enclosed gardens to front/rear. The property is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/indeed.food.heats>

FRONTAGE

Access gate, front garden with lawned area and a double glazed door to

ENTRANCE HALL

Stairs to first floor, a radiator and doors to

LOUNGE

16' 2" x 10' 0" (4.94m x 3.06m)

Double glazed windows, radiator and a feature fire surround with fire

KITCHEN

Double glazed window, fitted wall and base drawer units with work tops to compliment, circular stainless steel sink unit with drainer, mixer taps, cooker point with extractor over, plumb for washer, wine rack, tiled splash, tiled flooring, under stairs storage, open to

UTILITY ROOM

16' 10" x 6' 10" (5.15m x 2.10m)

Double glazed front/back door, double glazed frosted window, radiator, plumb for washer, boiler and tiled flooring

LANDING

Double glazed frosted window, storage cupboard, access to loft, a radiator and door to

BEDROOM 1

18' 1" x 8' 4" (5.53m x 2.56m)

Double glazed window and a radiator

BEDROOM 2

14' 9" x 7' 10" (4.52m x 2.40m)

Double glazed window and a radiator

BEDROOM 3

10' 7" x 6' 11" (3.24m x 2.13m)

Double glazed window and a radiator

CLOAKS/W.C

Double glazed frosted window, low level W.C

BATHROOM

Double glazed frosted window, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head, tiled splash and a radiator

GARDEN

Rear enclosed mature garden with plants/shrubs, lawned area and a storage shed

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out

