



Chapel Street | | Ponciau | LL14 1SD

Offers in the region of £180,000



ROSE RESIDENTIAL

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This beautifully renovated two bedroom semi detached property offers stylish, modern living and is ready to move straight into. The accommodation comprises a welcoming lounge, spacious kitchen/diner, two well-proportioned bedrooms and a contemporary family bathroom. Externally, there is a generous rear garden with patio, lawn and a versatile outbuilding ideal for storage or a home office. Additional benefits include a cellar, workshop/storage space and off-road parking to both the front and rear.

Entrance and Hallway

The property is entered via a front facing composite door, which opens into a welcoming Hallway. From here, stairs rise to the first floor, whilst an oak door to the left provides access to the Lounge.

Lounge

12'5" x 11'3" (3.80m x 3.43m)

A well proportioned reception room featuring a front facing UPVC double glazed window, newly fitted carpets and radiator. The recessed chimney breast creates a natural focal point, with potential for a feature fireplace or media unit, while a further oak door provides access to the kitchen/diner.





Kitchen/Diner

15'8" x 10'7" (4.79m x 3.25m)

Flooded with natural light from two rear facing UPVC double glazed windows, this bright and airy kitchen/dining space has been finished to a high standard throughout. The contemporary shaker-style kitchen provides generous storage, complemented by wood-effect laminate worktops and an inset composite sink with mixer tap. Appliances include an integrated electric oven with hob and extractor fan over, with plumbing and space for a washing machine and a planned space for a fridge/freezer. Further storage is provided by an understairs cupboard and additional shaker-style units neatly fitted within the alcoves. The well proportioned layout easily accommodates a dining table, creating the ideal setting for both everyday family living and entertaining guests. Finished with stylish herringbone-pattern flooring and neutral décor, the room offers a practical yet elegant hub at the heart of the home. A part glazed side door opens directly to the exterior, further enhancing the sense of light and convenience.

Stairs and Landing

Stairs rise from the Hallway to the first floor accommodation, with a side facing UPVC window on the staircase allowing natural light to flow onto the landing.

Bedroom One

15'8" x 11'2" (4.78m x 3.42m)

This generously proportioned bedroom is filled with natural light courtesy of two front facing UPVC double glazed windows. The room is further enhanced by a newly fitted carpet and a radiator, creating a bright, comfortable and welcoming space.

Bedroom Two

8'7" x 10'8" (2.64m x 3.26m)

The second bedroom is capable of being a small double bedroom or spacious single. There is a rear facing UPVC double glazed window, newly fitted carpet and radiator.

Family Bathroom

A recently upgraded bathroom, appointed with a newly fitted suite comprising a P-shaped shower bath with side facing glazed shower screen and mains fed shower over, a vanity sink unit and a low-level WC. The walls are finished with modern UPVC panelling, complemented by a chrome heated towel rail and newly laid vinyl flooring, creating a fresh and contemporary space.





External

To the front of the property there is off-road parking, finished in an attractive patterned concrete. The large rear garden is a particularly appealing feature, offering excellent space for both relaxation and entertaining. A generous paved patio area provides the perfect spot for outdoor seating or al fresco dining, leading on to a well-maintained central lawn. Beyond the lawn is a further section of off-road parking, laid with attractive slate chippings, adding both practicality and low maintenance. At the far end of the garden sits a smartly presented outbuilding with window and door, ideal for storage or offering potential to be utilised as a home office, workshop, or hobby room (17ft x 6ft). There is also a cellar to the rear of the property which is access off the patio area.

Disclaimer

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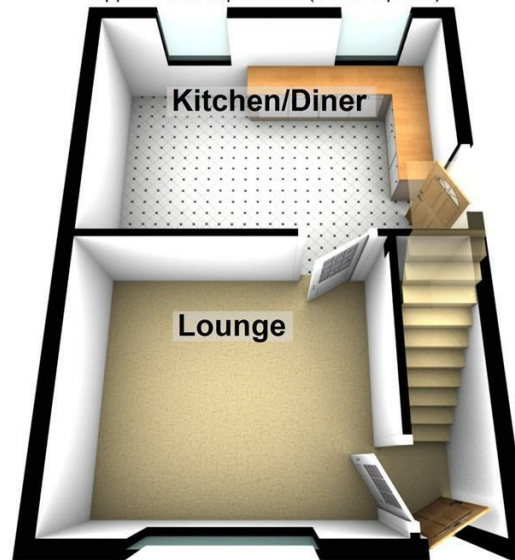
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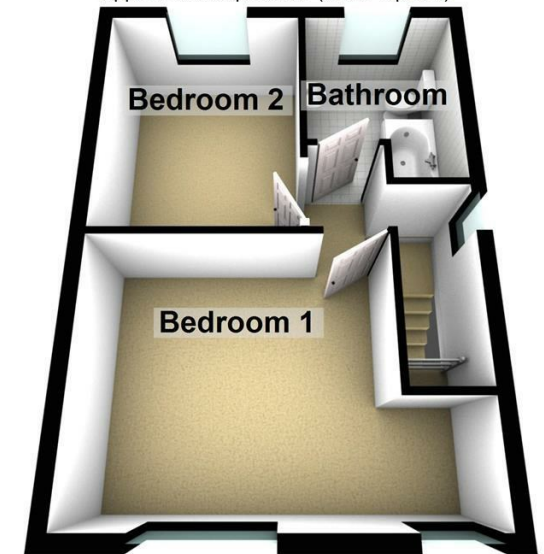
Ground Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 64.3 sq. metres (692.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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