61 Ticknall Road

Hartshorne | DE11 7AS | Guide Price £140,000

ROYSTON & LUND

- Guide Price: £140,000 - £150,000
- Open Plan Living/Dining Room
- Period Home
- Close to Numerous Amenities
- EPC: E
- Two bedrooms
- Ground-Floor Bathroom
- Feature Fireplace
- Council Tax: A
- Freehold

***Guide Price £140,000 – £150,000

Royston and Lund and proud to present this charming two-bedroom terraced cottage. Offering characterful accommodation arranged over two floors, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property opens directly into a spacious open-plan living and dining room, a welcoming space full of character featuring exposed ceiling beams, a feature fireplace and ample room for both relaxing and entertaining. The open layout creates a sociable atmosphere and flows seamlessly through to the kitchen, which is fitted with a range of units and provides access to the rear lobby.

Completing the ground floor is a family bathroom fitted with a bath and shower over, offering practicality and convenience.

To the first floor, the landing leads to two bedrooms, a principal bedroom and a second bedroom that would be ideal as a nursery, home office or guest room.

Offering plenty of potential for personalisation, character features throughout and local amenities and transport links.

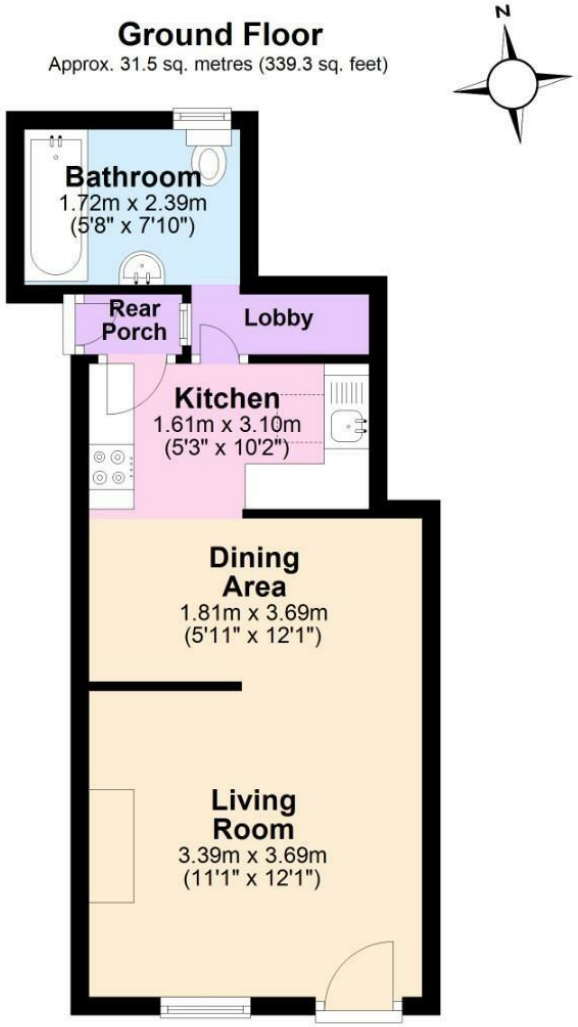
Early viewing is highly recommended to appreciate the charm, setting and potential this property has to offer.

For more information: https://reports.sprift.com/property-report/?access_report_id=5330617

Freehold

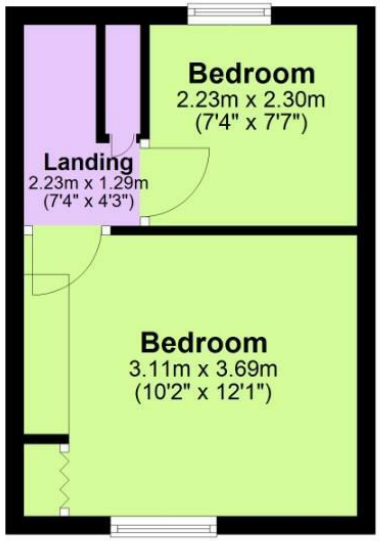
Ground Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.0 sq. feet)



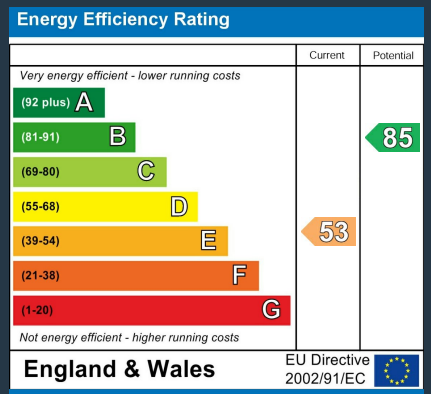
Total area: approx. 51.6 sq. metres (555.3 sq. feet)

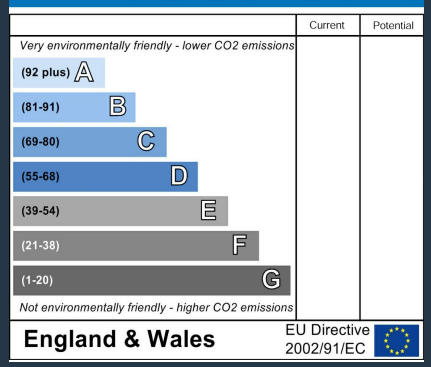
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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