



STERLING

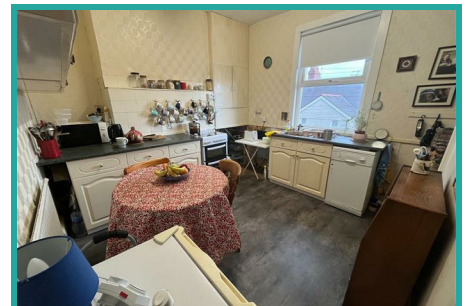
ESTATE AGENTS & VALUERS



11 Grange Road, Colwyn Bay, LL29 7RL

£129,950

An END ROW TERRACED HOUSE located just above the town centre yet within a few minutes of the shopping centre, transport services and schools. Arranged on three levels and deceptive inside the property affords LOUNGE, KITCHEN, LOWER LEVEL UTILITY WORKROOM, FIRST FLOOR 3 BEDROOMS and BATHROOM. GAS C.H. and DOUBLE GLAZING, SMALL REAR YARD. Tenure Freehold, Council Tax C, Energy rating 58D potential 82B. Ref CB8029



Entrance

Double glazed front door to

Lounge

14'1" x 10'9" (4.3 x 3.3)

Central heating radiator, double glazed, living flame gas fire

Kitchen

11'1" x 10'5" (3.4 x 3.2)

Stainless steel sink unit, double glazed, distant sea views, wall and base cupboards, central heating radiator, gas central heating boiler installed 2019

Lower Level

Work Room/Utility

11'5" x 10'2" (3.5 x 3.1)

Double glazed, plumbing for washing machine

First Floor Level

Bedroom 1

11'1" x 8'10" (3.4 x 2.7)

Double glazed, central heating radiator

Bedroom 2

11'1" x 7'2" (3.4 x 2.2)

Double glazed distant sea views, central heating radiator

Bedroom 3

7'10" x 5'2" (2.4 x 1.6)

Central heating radiator, double glazed

Bathroom

7'10" x 4'11" (2.4 x 1.5)

Bath, shower, w.c, wash hand basin, double glazed

Outside

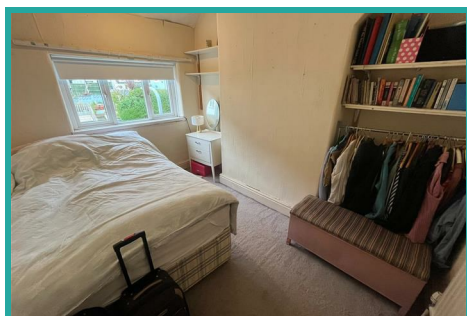
Small walled rear yard, gate to rear lane

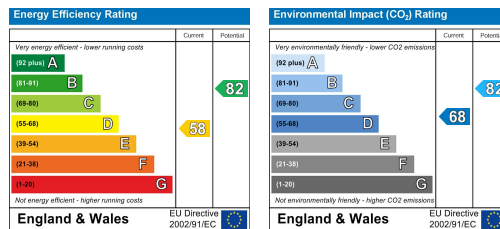
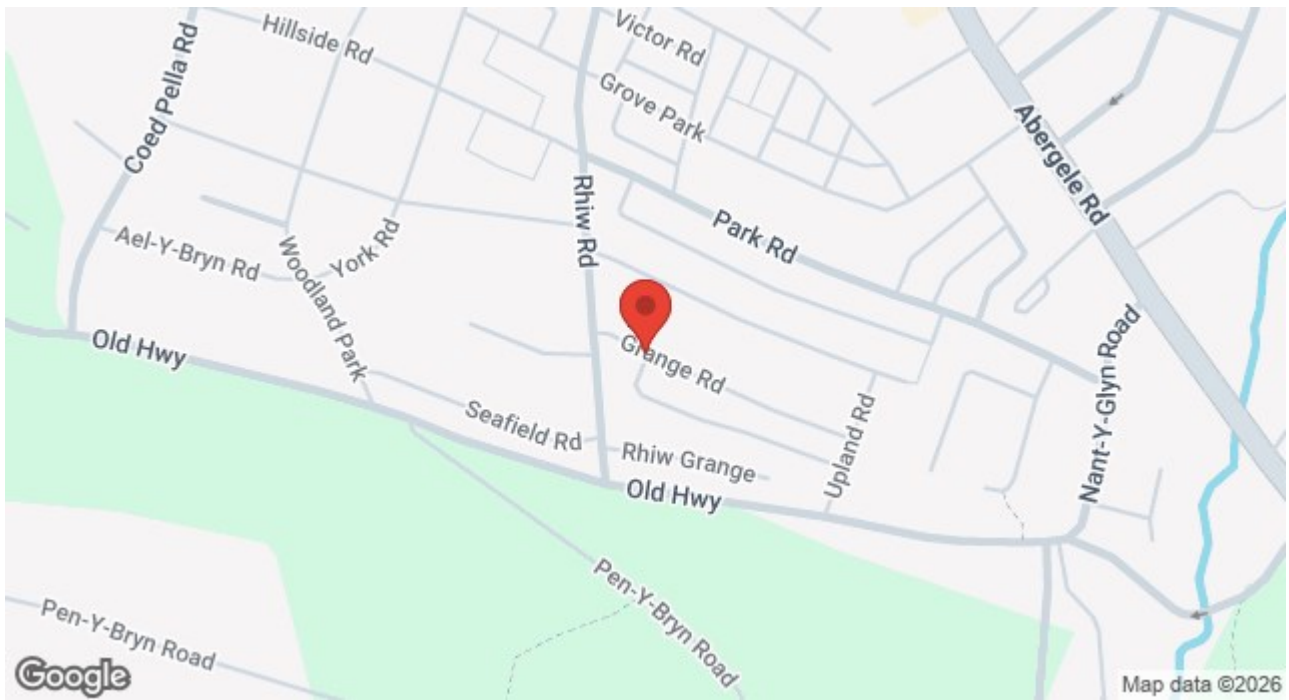
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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