







## Property Description

This beautifully presented two-bedroom end of terrace home offers the perfect blend of comfort, style, and convenience. Recently decorated throughout, the property is ready for immediate occupation and would make an ideal first home or investment purchase.

The ground floor features a welcoming entrance leading into a bright and spacious lounge, where patio doors open directly onto the rear garden — creating a seamless connection between indoor and outdoor living. The modern décor and neutral tones enhance the sense of space and light, providing a calm and inviting atmosphere. The kitchen is well-appointed, offering ample storage and workspace for everyday living.

Upstairs, there are two well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. A contemporary bathroom completes the first floor, designed with practicality and style in mind.

Outside, the property enjoys both front and rear gardens, providing attractive spaces for relaxation or entertaining. The rear garden offers a private retreat, while the front garden adds to the home's welcoming kerb appeal. A garage and additional parking ensure convenience for residents and visitors alike.

Perfectly positioned, this home is just 0.2 miles from Tesco for everyday essentials, only 156 yards from Primrose Lane Primary School — rated Outstanding by Ofsted — and approximately one mile from Penn Mill Train Station, offering excellent transport link.

## Entrance Hallway

Stepping through the front door, you are greeted by a bright and welcoming hallway with fresh, white-washed walls and newly fitted carpets that continue throughout the home. The hallway includes a radiator for warmth, a useful coat cupboard for storage, and access to the kitchen, cloakroom, and lounge/diner. A staircase rises to the first floor, adding to the sense of space and flow.

## Kitchen

Positioned to the left of the entrance, the kitchen is well-designed and filled with natural light from a double-glazed front window. It offers ample space for a washing machine and tall fridge freezer, with a stainless-steel sink and drainer set beneath the window. A cupboard houses the boiler, while a range of matching wall and base units provide generous storage, complemented by worktops that offer plenty of preparation space. The kitchen is equipped with a gas hob, cooker hood above, and integrated oven—ideal for everyday cooking.

## Cloakroom

To the right of the hallway, the downstairs cloakroom is neatly presented and practical, featuring a WC, wash hand basin, radiator, extractor fan, and a double-glazed window to the front. This space is perfect for guests and adds convenience to the ground floor layout.

## Lounge/Diner

The open-plan lounge and dining area form the heart of the home—a spacious, light-filled room with a double-glazed window to the side and patio doors opening directly onto the rear garden. Recently renovated, the room boasts new carpets, crisp white décor, and a modern, airy feel. The layout provides flexibility for both living and dining furniture, making it an inviting space for relaxing or entertaining.

## Landing

The landing area continues the home's bright and neutral theme, offering loft access and connecting the two bedrooms and main bathroom.

## Bedroom One

The main bedroom is a generous and peaceful retreat, positioned at the rear of the property with a double-glazed window overlooking the garden. It features a triple fitted wardrobe providing excellent storage, a radiator, and an additional cupboard above the stair bulk—ideal for keeping the space tidy and organised.

## Ensuite

The ensuite shower room is well-appointed, comprising a fully enclosed shower cubicle, WC, wash hand basin, radiator, extractor fan, and a double-glazed window to the side. The space is bright and functional, offering a private and convenient addition to the main bedroom.

## Bedroom Two

A comfortable second bedroom situated at the front of the property, featuring a double-glazed window that allows plenty of natural light, a radiator, and a fitted triple wardrobe. This room is ideal as a guest bedroom, home office, or children's room.

## Bathroom

The main bathroom is finished in a clean, neutral style and includes a panelled bath, WC, wash hand basin, radiator, and extractor fan. It provides a relaxing space for unwinding at the end of the day.

## Overall

Beautifully presented throughout, this home offers a modern and welcoming interior with new carpets, fresh décor, and well-maintained outdoor areas. The combination of practical features, tasteful finishes, and additional outdoor space makes it an appealing property in excellent condition.

## Outside

### Front

A charming approach welcomes you to the property, with a small patio path leading through a neatly arranged bark area dotted with mature trees, creating a pleasant and private entrance.

### Rear Garden

To the rear, the home opens onto a delightful outdoor space featuring a paved patio area—perfect for seating or entertaining—leading onto a well-kept lawn enclosed by timber fencing. A side gate provides access to a shared pathway that leads directly to the garage, complete with an up-and-over door. Beyond the main garden, there is an additional fenced and private section of land, offering excellent potential to be landscaped or laid to lawn for extra outdoor enjoyment.

### Parking

The property benefits from convenient parking arrangements, including a single garage with an up-and-over door, accessed via a shared pathway from the rear garden. The garage provides secure storage for a vehicle or additional household items.

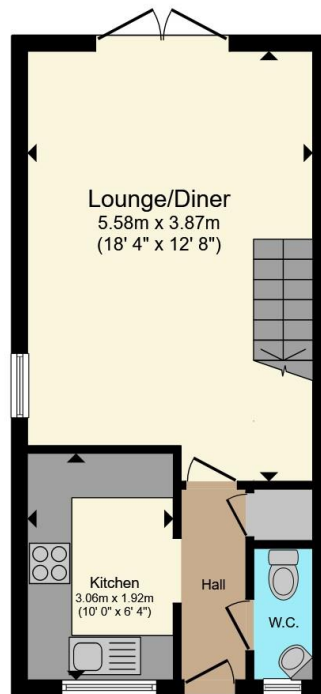




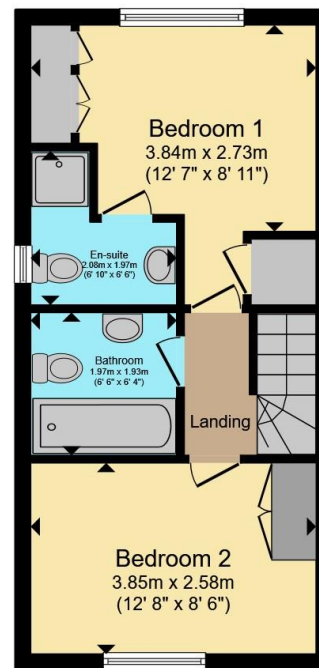








**Ground Floor**



**First Floor**

Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

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Property Ref: YOV314079 - 0004