

Cundall Road, TS26 8LG
2 Bed - House - Mid Terrace
Chain Free £77,995

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

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MONTROSE















Cundall Road, TS26 8LG

** NO CHAIN INVOLVED ** An impressive two bedroom mid terraced property which has been tastefully improved throughout. In our opinion an ideal first purchase or perfect for anyone looking to downsize. Briefly comprising: entrance vestibule, spacious lounge with multi-fuel burner and oak surround, inner lobby with staircase to first floor, impressive kitchen/dining area including built-in oven and hob. To the first floor are two bedrooms and a first floor modern bathroom/WC fitted with a white suite. Externally is an enclosed rear yard. Fitted carpets and flooring are included in the asking price. Internal viewing is a must to fully appreciate this home.

GROUND FLOOR

ENTRANCE
Panelled front door, door into the lounge.

LOUNGE
14'10 x 12'10 (4.52m x 3.91m)
Window to front, multi-fuel burner with surround and mantel, door into inner hallway, radiator.

OPEN PLAN DINING KITCHEN
17'4 x 6'6 (5.28m x 1.98m)

KITCHEN AREA
Fitted with a range of cream 'shaker' style wall, base and drawer units with 'woodblock' effect worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer.

DINING AREA
uPVC double glazed sliding patio doors opening into the rear yard, radiator.

INNER HALLWAY
Large under stairs storage cupboard.

FIRST FLOOR

LANDING
Large loft with hatch, wood steps and all boarded out.

BEDROOM 1 (front)
12'7 x 12'3 (3.84m x 3.73m)
Window to front aspect, built-in storage, radiator.

BEDROOM 2 (rear)
8'11 x 6'7 (2.72m x 2.01m)
Window to rear aspect, radiator.

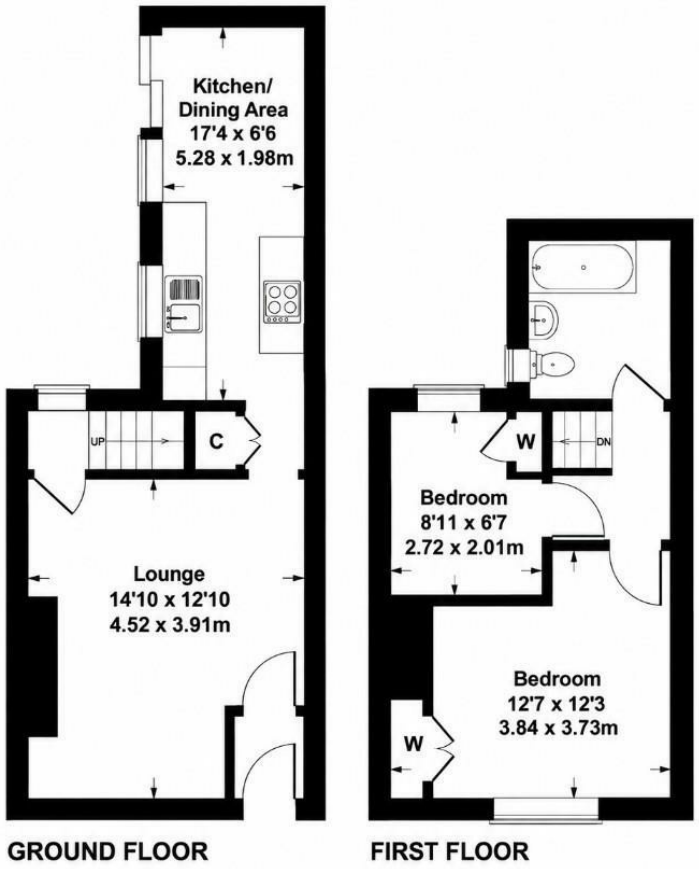
FAMILY BATHROOM/WC
Fitted with a modern white and chrome suite comprising: double width shower cubicle with wall mounted electric shower, pedestal wash hand basin, low level WC, co-ordinated tiled walls, built-in storage, radiator, window to rear.

EXTERNALLY
To the rear of the property is an enclosed yard.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Cundall Road

Approximate Gross Internal Area
629 sq ft - 58 sq m



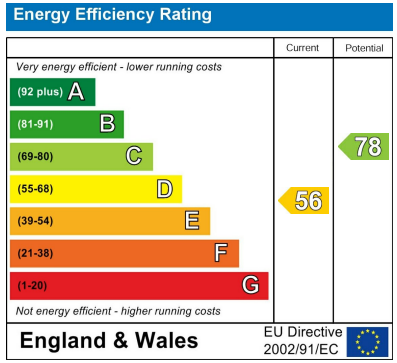
GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2024





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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