



**117 Pasture Lane**

- THREE BEDROOM MID-TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- IDEAL FAMILY HOME

**Offers In Region Of £145,000**  
EPC Rating '56'





## Property Description

### DESCRIPTION

This well-proportioned three-bedroom mid-terraced property offers spacious accommodation set over three floors, making it an ideal purchase for first-time buyers, families or investors alike.

To the front, the property benefits from a traditional stone facade and a low-maintenance frontage. Internally, the home features a bright and practical kitchen with ample worktop and storage space, along with room for appliances and dining.

The living accommodation is complemented by three bedrooms, including a generously sized main bedroom, a further well-proportioned second bedroom, and a third bedroom ideal as nursery, office or guest bedroom. In addition, the property benefits from a useful loft room, providing flexible extra space. The house bathroom is fitted with a three-piece suite including bath with overhead shower.

Externally, the property enjoys a rear garden area, along with a detached garage, offering excellent storage or parking potential. The outdoor space presents a great opportunity for improvement and personalisation.



#### LIVING ROOM

12' 1" x 13' 1" (3.68m x 3.99m) A bright and inviting living room with a large window allowing plenty of natural light. The feature fireplace adds warmth and character, while the well-proportioned layout offers comfortable space for both relaxing and entertaining.

#### KITCHEN

9' 1" x 12' 1" (2.77m x 3.68m) A bright and well-appointed kitchen featuring ample worktop space and a range of fitted units. Natural light from the window enhances the room, while integrated appliances and a practical layout make it ideal for everyday cooking and convenience.

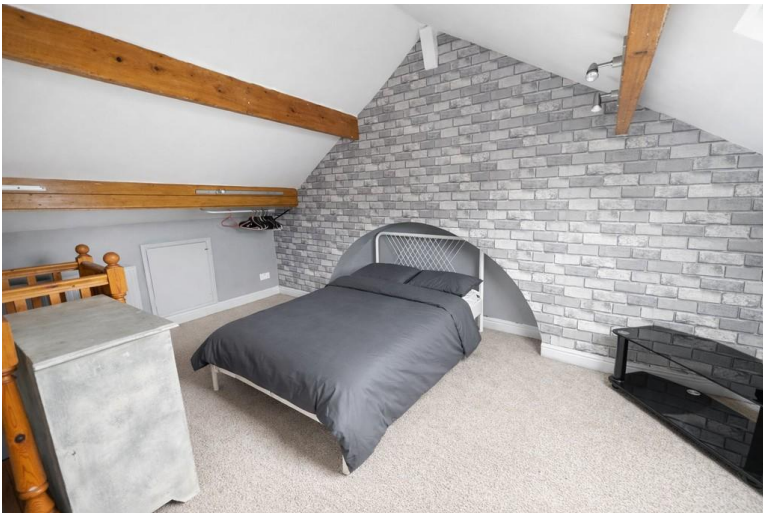


#### MASTER BEDROOM

12' 1" x 13' 1" (3.68m x 3.99m) A spacious and well-proportioned master bedroom, filled with natural light from a large window. The room offers ample space for furnishings and storage, with a calm, neutral decor creating a comfortable and relaxing environment.

#### BEDROOM 2

17' 1" x 11' 1" (5.21m x 3.38m) A characterful second bedroom set within the loft, featuring exposed beams and a stylish feature wall. The room offers a cosy yet spacious feel, with useful eaves storage and versatility to suit a range of needs.



#### BATHROOM

7' 1" x 4' 1" (2.16m x 1.24m) A well-presented bathroom fitted with a modern suite, including a panelled bath with overhead shower, wash basin and WC. Fully tiled walls and a window provide a clean, bright and practical space.

#### BEDROOM 3

8' 1" x 7' 1" (2.46m x 2.16m) A bright third bedroom with a window providing natural light. Well suited as a child's room, nursery or home office, offering a practical and versatile space.

#### EXTERIOR

Externally, the property benefits from a low-maintenance rear yard providing a practical outdoor space, along with access to a detached garage offering useful storage or off road parking potential. To the front, the property features a traditional stone facade with a small enclosed garden area, adding to its kerb appeal.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		