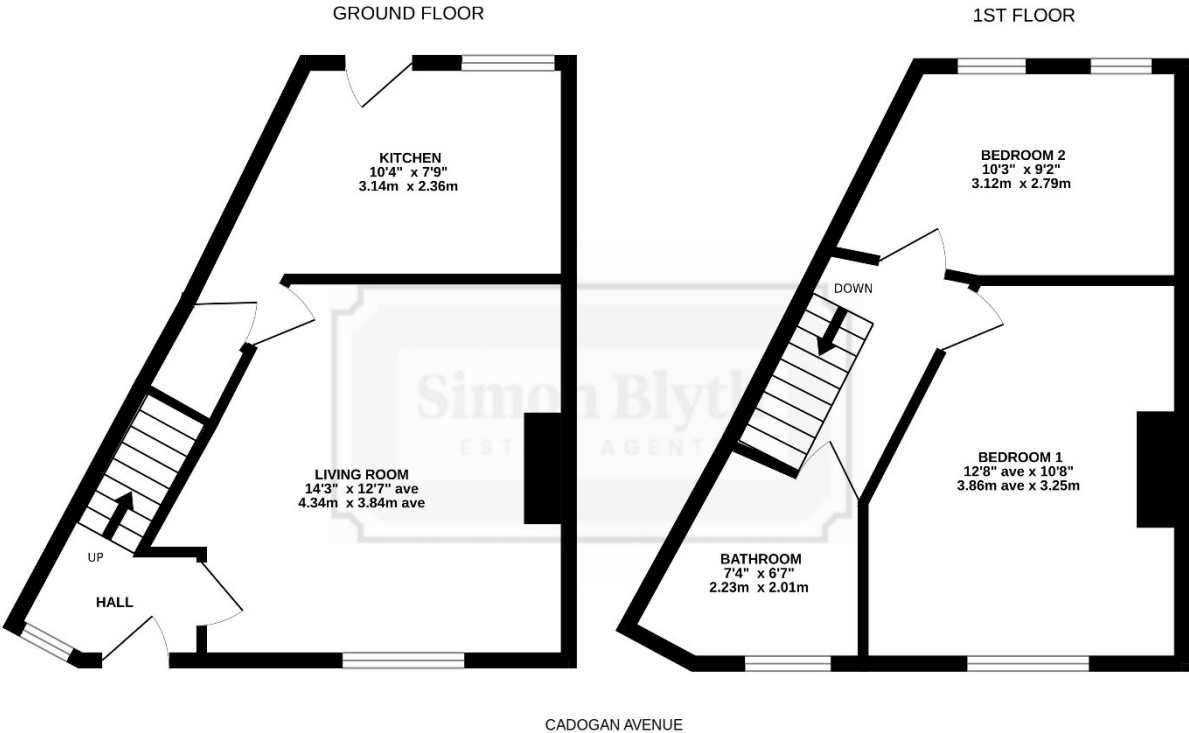




40 Cadogan Avenue, Lindley, HD3 3HY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a stone built inner through terrace house constructed circa 1912 and providing comfortable and well-planned accommodation ideal for someone looking to take their first steps on the property ladder and located within this ever-popular residential area within walking distance of Lindley's varied amenities and just a short drive to junction 24 of the M62 motorway.

The property has accommodation which is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance lobby, living room and kitchen with useful storage beneath the staircase. First floor landing leading to two good sized bedrooms and bathroom. Externally there are manageable low maintenance gardens laid out to both front and rear with on-street permit parking.

Offers Around £160,000

GROUND FLOOR

ENTRANCE LOBBY

With a composite panelled and frosted double glazed door with frosted uPVC double glazed window over and a further uPVC double glazed window adjacent to the door all of which provide this area with natural light, there is a ceiling light point, central heating radiator, laminate flooring and staircase rising to the first floor. To one side a door gives access to the living room.

LIVING ROOM

Measurements- 14'3" x 12'7" average

With a large uPVC double glazed window looking out across the front garden, there is a ceiling light point, ceiling coving, dado rail, central heating radiator and chimney breast with flagged hearth. To one side a door gives access to the kitchen.



KITCHEN

Measurements- 10'4" x 7'9"

With a timber and frosted glazed door giving access to the rear garden with an adjacent uPVC double glazed window with a pleasant aspect across to the cloak tower. There is a ceiling light point, central heating radiator, cupboard housing an alpha gas fired central heating boiler and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with extractor hood over and electric fan assisted oven beneath, plumbing for automatic washing machine and under counter space for a fridge freezer. To one side a door gives access to a useful storage area beneath the stairs.



FIRST FLOOR

LANDING

With a ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'8" x 10'8" average

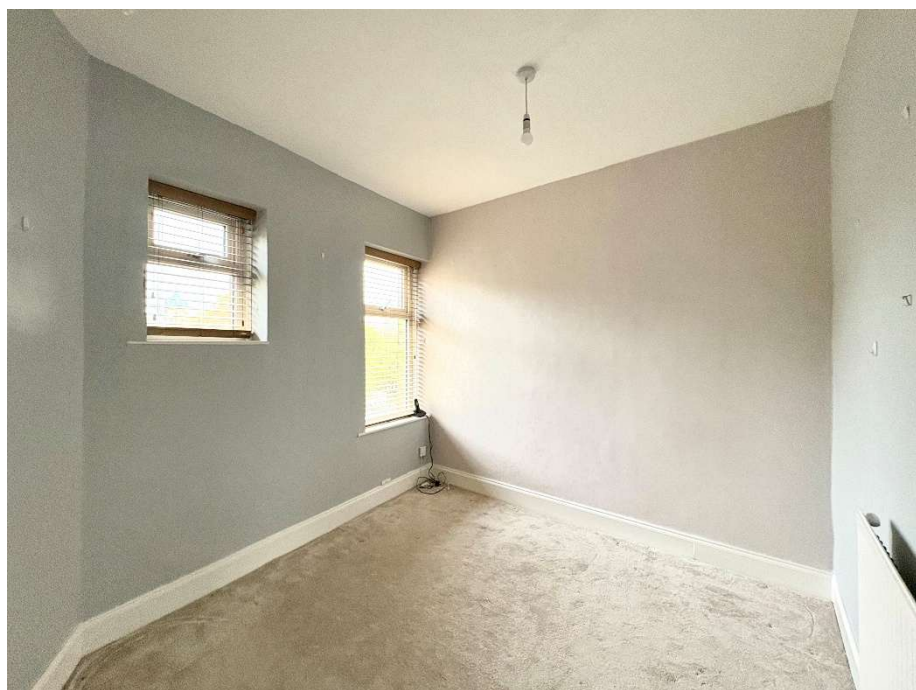
With a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements – 10'3" x 9'2"

With two uPVC double glazed windows looking out over the rear garden and with views across to Lindley clock tower. There are two ceiling light points and central heating radiator.



BATHROOM

Measurements- 7'4" x 6'7"

With a frosted uPVC double glazed window, ceiling light point, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising bath with tiled side panel, bi-fold shower screen and chrome shower fitting over, pedestal wash basin and low flush W.C.



OUTSIDE

PARKING

There is on-street permit parking.

GARDENS

To the front of the property there is a pathway leading to the front door and adjacent to this there is a gravelled area and planted shrubs. To the rear there is a flagged garden bordered by a hedge to either side with a timber hand gate opening onto a lane at the rear.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Leasehold with the remainder of 999-year lease from 05/08/1912 with a ground rent 68p paid twice yearly to Shenstone properties.

Council Tax Band- A

Directions- Using satellite navigation enter the postcode HD3 3HY

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8.45 to 17:30

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