



## Kitchener Street, Ferndale, SN2 1EZ

Asking Price £200,000

- New to the Market
- Two Double Bedrooms
- Off-Road Parking Area to Rear
- No Onward Chain
- Two Reception Rooms
- Ground-Floor Bathroom Suite
- Ideal First Time Purchase or Investment
- Extended Kitchen
- Enclosed Garden with Gated Rear Access
- Sought After Location

**We are delighted to offer to the market this well-positioned, two-bedroom property, situated within the highly sought-after Ferndale area and available with no onward chain. The accommodation comprises two spacious reception rooms, an extended kitchen, two double bedrooms, and a ground-floor bathroom suite. Externally, the property benefits from a low-maintenance garden with gated rear access and an off-road parking area to the rear.**

**EPC Rating - C**

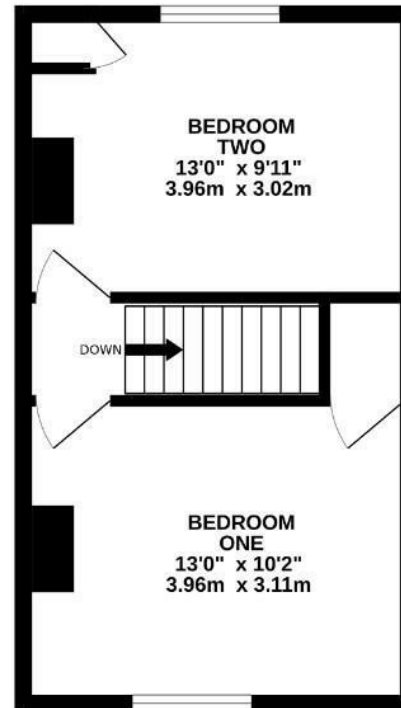
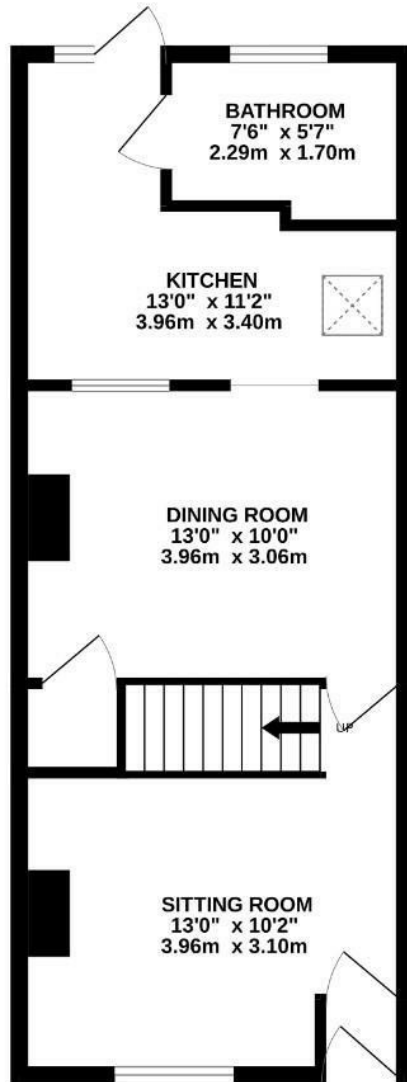
**Council Tax Band - B**

**Heating Type - Gas Central Heating**

**Freehold**







TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

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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