





Property Description

EXCELLENCE COMES AS STANDARD

This fully refurbished mid-terrace property offers stylish and comfortable living, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Offered chain free, this home is ready to move straight into and enjoy.

The accommodation is thoughtfully arranged, beginning with two well-proportioned reception rooms, providing flexible living and dining space perfect for modern lifestyles. To the rear, a newly fitted, fully equipped kitchen boasts contemporary units and integrated appliances, creating a practical and attractive space for everyday living.

Completing the ground floor is a newly fitted bathroom, finished to a high standard with modern fixtures and fittings.

Upstairs, the property offers two generous double bedrooms, both providing ample space for furnishings and storage.

Externally, the home benefits from a private, enclosed rear garden — ideal for relaxing, entertaining, or low-maintenance outdoor living.

Lounge

Half glazed patterned double glazed door into the lounge. Wood burning stove with feature surround and Oak mantle. Smooth ceiling with recess lighting, Georgian style UPVC double glazed window to the front and doorway through to the dining area.

Dining Area

Laminate flooring, wall mounted electric oil heater, staircase to the first floor landing, smooth ceiling and walkway through to the kitchen.

Kitchen

A newly fitted kitchen comprising a range of matching wall and base level units, worktops and a Belfast sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring hob. Integral washer/dryer and fridge freezer. Laminate flooring continuous from the dining area, smooth ceiling with recess lighting. UPVC double glazed window to the side, half glazed door to the side and doorway through to an inner hallway.

Inner Hallway

Smooth ceiling, patterned UPVC door to side, door into airing cupboard (housing the pressurised cylinder water tank) and door into the bathroom.

Bathroom

Newly fitted bathroom comprising of a bath with mixer tap, mains fed shower over with detachable hose and rainfall head. Wash hand basin with mixer tap over and set within a vanity unit plus a WC with concealed cistern and dual flush. Heated towel rail, UPVC marble effect bathroom paneling to the walls, smooth ceiling with recess lighting and loft access, frosted UPVC double glazed window to the rear.

First Floor Landing

Smooth ceiling with loft access and doors off onto the bedrooms.

Bedroom One

Digital oil filled radiator, smooth ceiling and leaded light UPVC double glazed window to the front.

Bedroom Two

Wall mounted slimline oil filled radiator, smooth ceiling and UPVC double glazed window to the rear.

Rear Garden

Steps up to a block paved and decked ornamental rear garden with planted area and a timber built shed. The garden is surrounded by brick wall and timber built shed and gated access out to the side. Outside tap.

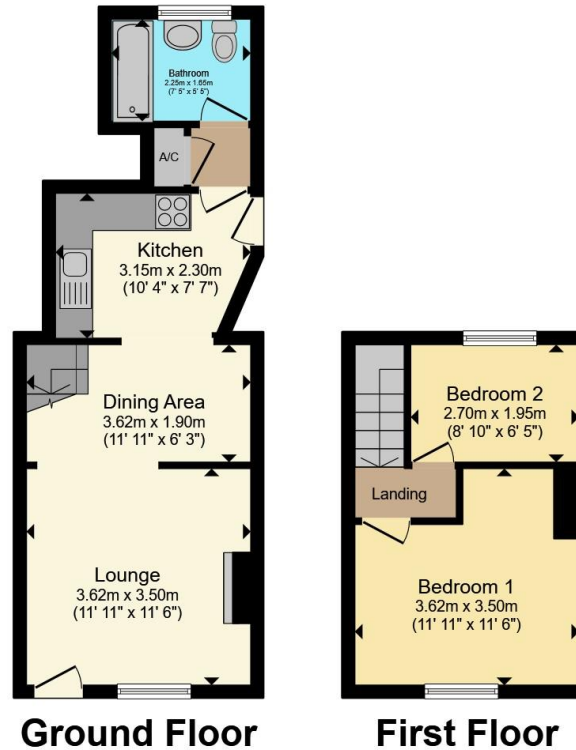
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 52.6 m² (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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