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## Key Features

- Three-bedroom mid-terrace Victorian house
- Lounge with park views and log burner
- Kitchen diner with sliding doors to garden
- Three double bedrooms
- Loft with potential for additional bedroom
- Popular Victoria Park location
- Second flexible reception room
- Original features throughout
- Large rear garden with patio, lawn, and decking
- EPC Rating D | Council Tax Band C

## Property Description

Upon entering the property, you are greeted by a spacious and cosy front lounge featuring high ceilings, original coving, a ceiling rose, and a cast iron fireplace with log burner. The room also benefits from views overlooking Victoria Park.

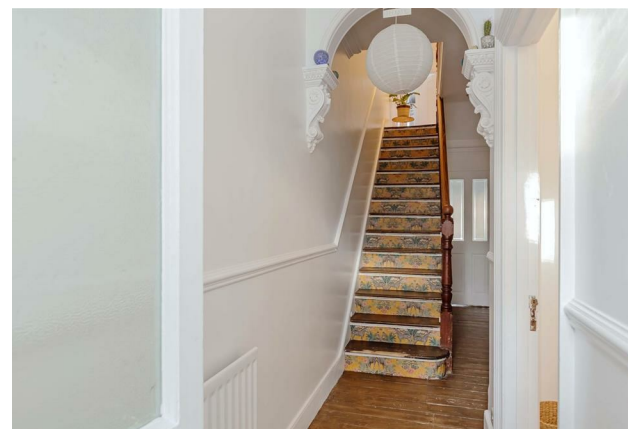
Behind the living room is a further spacious and flexible reception room with another original fireplace and views down the side of the property towards the garden. This room could be used as a dining room, home office, downstairs bedroom, or children's playroom.

To the rear of the property is a spacious kitchen diner/breakfast room. The kitchen is fitted with a range of wall and base units and includes a seven-ring gas hob, two built-in ovens, stainless steel extractor, and space for a large dining table. Sliding doors provide access to the rear garden, and there is a further working fireplace adding to the character of the property.

The first floor offers three bedrooms, a family bathroom, and a separate WC. The main bedroom to the front features stripped wooden flooring, high ceilings, built-in wardrobe space, and views overlooking the park. The middle bedroom is a spacious double with wood-effect laminate flooring, picture rails, and an original fireplace. To the rear is another double bedroom which is dual aspect. The family bathroom includes a roll-top bath, separate shower, and low-level sink, with a separate WC and frosted window.

The rear garden is particularly spacious for a town-centre location and is arranged with a patio area, lawn with planted borders, and a rear decking area suitable for seating and entertaining.

In addition, there is a spacious loft offering potential to create a fourth bedroom, subject to the usual consents.



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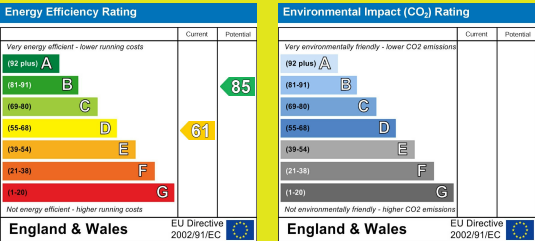


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Floor Plan St. Matthews Road



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