



Lincoln Street  
Tibshelf Alferton



## Property Description

Hall and Benson are delighted to offer for sale this two bedroom terrace home located in the popular village of Tibshelf. Having excellent road network links and being with in easy reach of local amenities the well presented accommodation briefly comprises-

Lounge, Dining Room, Kitchen and separate WC to the ground floor. With two generous bedrooms and a family bathroom to the first floor.

Outside the home has the benefit of a walled foregarden and an attractive rear garden which has a pathway leading to the detached garage.

No Upward Chain! Call 01773 521771 to arrange a viewing!!!

## Lounge

The home is entered via a UPVC front door to the lounge. Having a UPVC double glazed window to the front elevation, an attractive multi fuel fire, a gas central heating radiator, ceiling light and carpeted flooring.

## Dining Room

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, carpeted floor and ceiling light.

## Kitchen

Fitted with a matching range of wall and base

units incorporating a sink drainer unit, and roll top worksurfaces. Space for white goods, UPVC double glazed window to the rear garden and UPVC door to the Rear Garden.

## W.C

Fitted with a white low level WC

## Landing

With Loft hatch access and doors leading to-

## Bedroom One

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and carpeted floor.

## Bedroom Two

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light and carpeted floor.

## Bathroom

Fitted with a four piece suite comprising of paneled bath, Shower cubicle, low level WC and a pedestal wash hand basin. A UPVC double glazed window to the rear elevation and a gas central heating radiator.

## Outside

The front of the home has a walled fore garden.

The rear of the home has an attractive rear garden with path leading to the detached double garage. Having borders with mature shrubs and bushes. .









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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