





**Offers in Excess of
£350,000**

DEVELOPMENT OPPORTUNITY - Situated in a sought after residential location offering easy access to all local amenities this three bedroom end of terrace property stands on a tremendous sized plot offering a wonderful opportunity to either extend to create a fabulous family home or build a new home (All subject to necessary planning permissions). The property currently requires modernisation throughout and is being sold with no onward chain.

Property Description

ENTRANCE

Glazed door with matching side panel to entrance porch.

ENTRANCE PORCH

Quarry tiled flooring, glazed door to:

ENTRANCE HALL

Stairs to first floor, radiator.

BATHROOM

Comprising panelled bath, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, radiator. Double glazed window.

LOUNGE

Double glazed windows to rear aspect. Gas fire with back boiler, two radiators, door to kitchen.

KITCHEN

Fitted with floor and wall mounted units with work surfaces over, single drainer stainless steel sink with mixer tap, built in oven and hob, tiled floor, part tiled walls, plumbing for automatic washing machine. Double glazed window to front aspect and double glazed door to:

CONSERVATORY

Double glazed conservatory on a brick base with double glazed door to front and double glazed double doors to rear.

LANDING

Double glazed window to front aspect. Airing cupboard housing hot water cylinder.

BEDROOM ONE

A double aspect room with double glazed windows to side and rear aspects. Two radiators, access to loft space.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

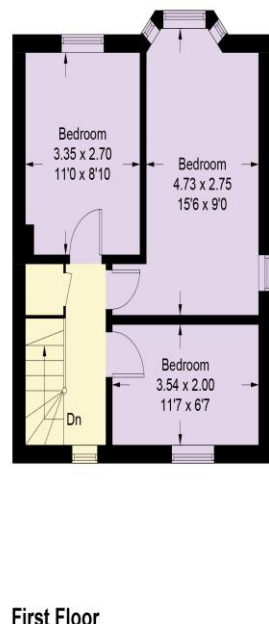
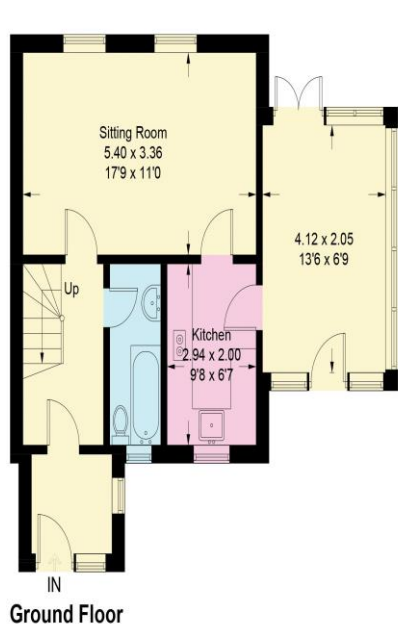
OUTSIDE

FRONT GARDEN

Laid to lawn, pathway to front.

REAR GARDEN

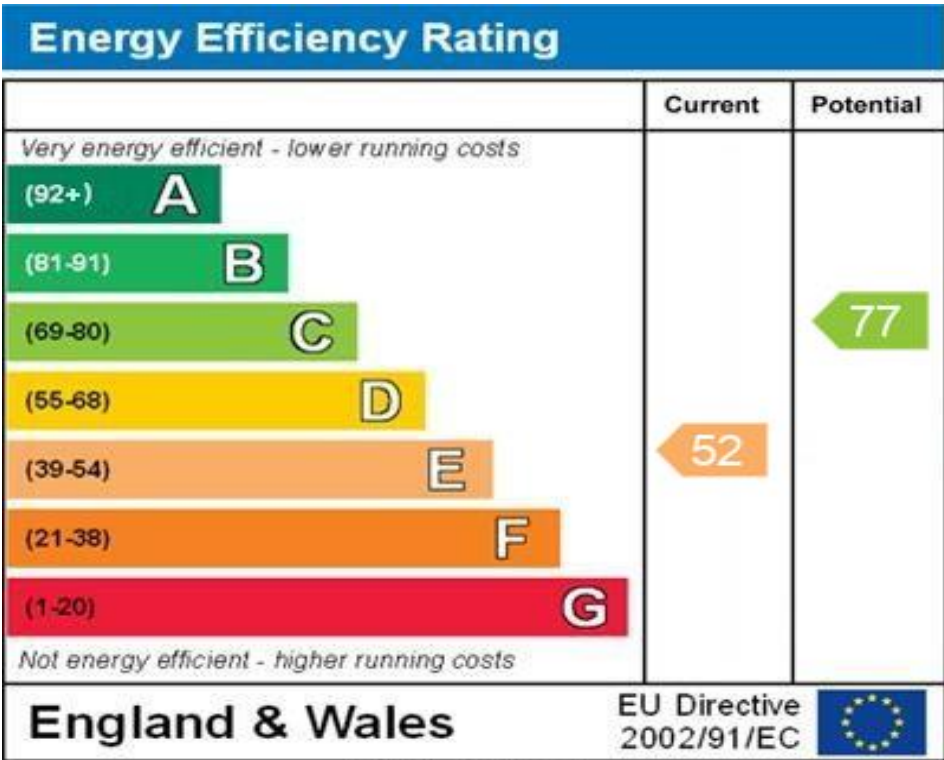
A lovely sized plot which extends to the side and rear and with various storage sheds, offering tremendous potential to extend or build a new home (All subject to usual planning permissions).



Worthington Road

Approximate Total Area
951 sq ft / 88.4 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1338468)



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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