



Asking Price £200,000

Situated within the popular residential area of Crownhill, this two-bedroom mid terraced property presents an excellent opportunity for buyers looking to modernise and add value. Offered to the market with no onward chain, the home benefits from gas central heating, uPVC double glazing, off-road parking and a generous enclosed rear garden. The accommodation comprises an entrance hall, spacious lounge and a sizeable kitchen/dining room with doors opening onto the rear garden.

Upstairs are two well-proportioned double bedrooms and a family bathroom. Externally, the property enjoys a private enclosed rear garden with patio seating areas, lawn and mature planting, while to the front there is a hardstand providing off-road parking for one vehicle. Although the property would now benefit from refurbishment and cosmetic updating throughout,

it offers fantastic potential for first-time buyers, young professionals, families or investors seeking a project in a well-established location. Crownhill remains a highly sought-after area due to its convenient access to local amenities, schools, transport links and nearby business parks, making this an ideal opportunity for a range of purchasers. Early viewing advised.

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Established 2008

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Kirkwall Road, Crownhill, PL5 3TL

Entrance Hall

Double radiator, stairs rising to the first floor landing, uPVC double glazed door to the front, door to:

Lounge

4.76m (15` 8") max x 3.16m (10` 5")

UPVC double glazed bay window to the rear, uPVC double glazed window to the front, wall mounted gas fireplace, double radiator.

Kitchen/Dining Room

4.21m (13` 10") max x 4.17m (13` 8") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, uPVC double window to the rear, double radiator, uPVC double glazed door to front, uPVC double glazed door opening onto the rear garden, built in under stairs storage cupboard.

First Floor

Landing

UPVC double glazed window to the rear, access to loft space, door to:

Bedroom 1

4.76m (15` 8") x 3.16m (10` 5")

UPVC double glazed window to the front and rear, double radiator.

Bedroom 2

3.26m (10` 8") x 3.07m (10` 1")

UPVC double glazed window to the front, double radiator, built in airing/storage cupboard which houses the wall mounted gas combination boiler serving the central heating and domestic hot water system.

Bathroom

Fitted with three piece with comprising, panelled bath with fitted electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double glazed window to the rear, heated towel rail.

Outside

Front

At the front of the property there is a lawned garden with a variety of bushes and a central path leading to the main entrance of the property. there is also off street parking for one vehicle by way of a car hardstand.

Rear

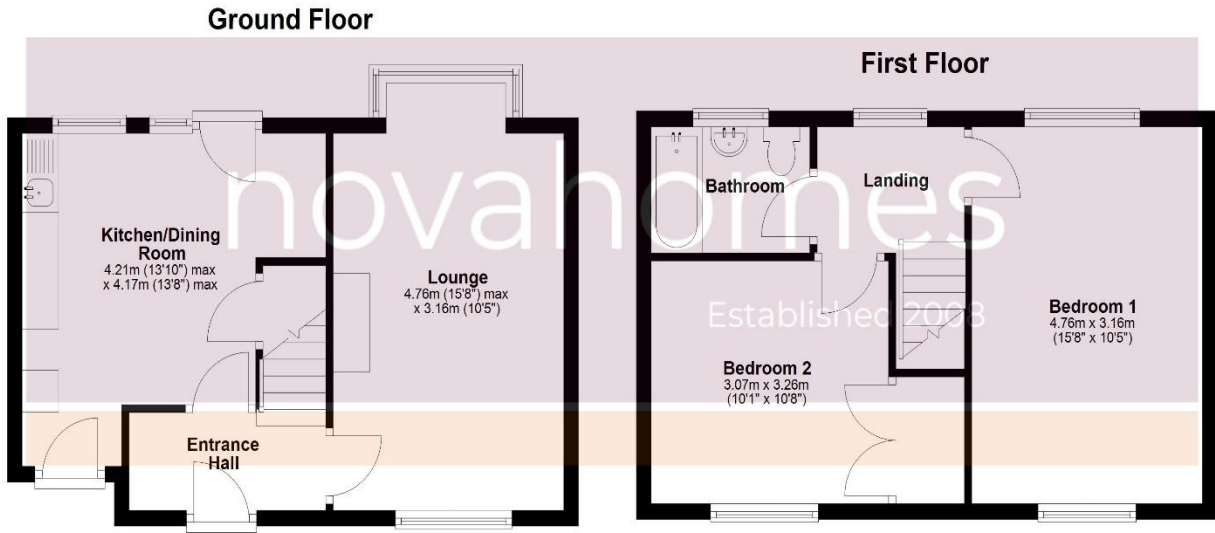
At the rear of the property there lies an enclosed well established garden with a paved patio area leading to a lawned garden with a wide variety of flowers, bushes and shrubs, greenhouse and wooden garden shed.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

