



Asking Price £200,000

Situated within a popular part of Southway, this beautifully presented two bedroom mid terraced home offers stylish and modern accommodation throughout, making it an ideal purchase for first time buyers, young professionals, downsizers or buy to let investors. The property has been tastefully improved by the current owners and benefits from uPVC double glazing, gas central heating, a contemporary fitted kitchen with built in electric oven and ceramic hob, together with a modern shower room. The spacious lounge/diner creates a fantastic social space with direct access onto the enclosed rear garden, while upstairs offers two bedrooms and a sleek shower room. Externally, the property enjoys a low maintenance frontage and a level enclosed rear garden designed with entertaining and practicality in mind. Featuring a composite decked seating area, patio, lawn and useful timber garden cabin, it provides an excellent outdoor space for relaxing or spending time with family and friends. Located close to local amenities, schools and transport links, this superb home is ready to move straight into and must be viewed to be fully appreciated.

Rolston Close, Southway, PL6 6TL

Entrance Hallway/Utility Area

2.25m (7`5") x 1.71m (5`7")

Space for tumble dryer, double radiator, uPVC double door to the front, through to:

Kitchen

2.95m (9`8") x 2.28m (7`6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob, uPVC double glazed window to the front.

Lounge/Diner

5.67m (18`7") x 4.09m (13`5")

UPVC double glazed window to the rear, double radiator, stairs rising to the first floor landing, uPVC double door opening to the rear garden.

First Floor

Landing

Built in storage cupboard, access to loft space, door to:

Bedroom 1

4.21m (13`10") max x 3.27m (10`9")

UPVC double glazed window to the rear, double radiator, open plan over stairs storage cupboard.

Bedroom 2

3.12m (10`3") x 2.28m (7`6")

UPVC double glazed window to the front, double radiator.

Shower Room

Fitted with three piece suite with comprising, double shower enclosure with fitted shower above, vanity wash hand basin with cupboard under and low-level WC, UPVC obscure double glazed window to the front, heated towel rail.

Outside

Front

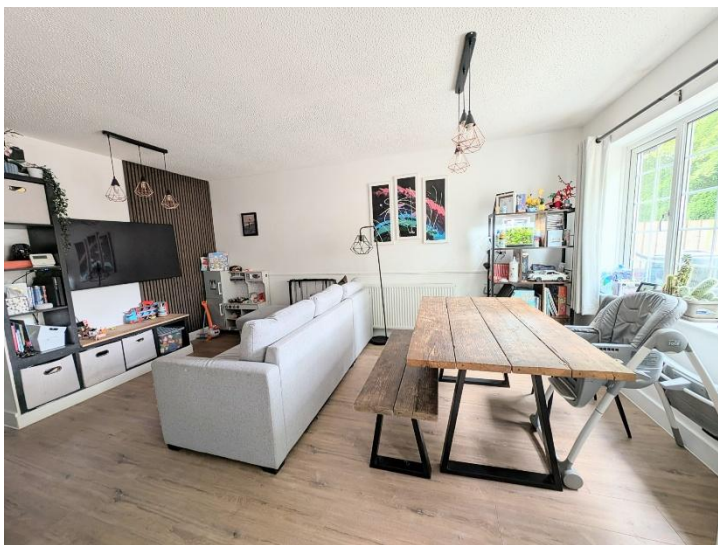
To the front of the property there lies a low maintenance stone chipped garden for ease with a central path approaching the front entrance.

Rear

At the rear of the property there lies a level enclosed garden with a decked and paved patio leading onto a lawned area.

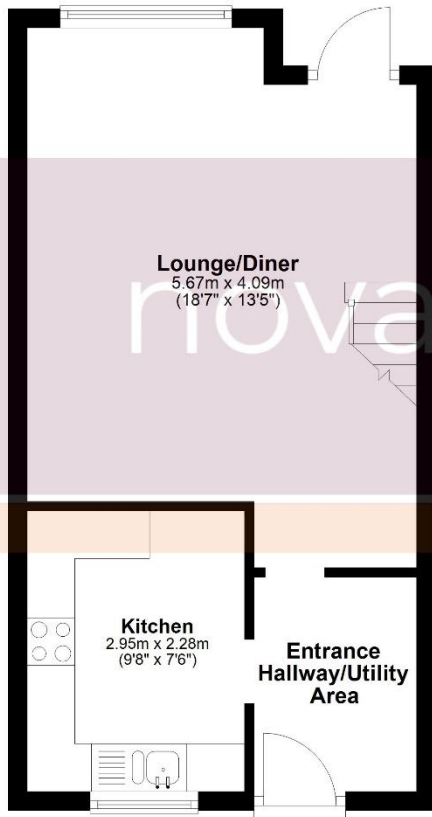
Viewing Arrangements

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





Ground Floor



First Floor



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.

