



## 1 Cranbrook Street

- TWO BEDROOM BACK TO BACK TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- MODERNISATION REQUIRED
- OFF ROAD PARKING

**Offers In Region Of £135,000**  
EPC Rating '65'





## Property Description

### DESCRIPTION

Situated in a popular residential area, this two-bedroom home presents a fantastic opportunity for first-time buyers, investors of those looking to add value. The property benefits from off-road parking to the front and is offered with no onward chain.

Internally, the accommodation briefly comprises a bright and spacious kitchen with a range of fitted units, useful cellar space, and a living room with a feature fireplace area. To the first floor is double bedroom and a modern house bathroom fitted with a three-piece suite. A further bedroom is located on this level.

To the upper floor is a converted attic space used for storage.

The property would benefit from cosmetic updating throughout, including new carpets and redecoration, allowing the next owner to put their own stamp on the home.

Externally, there is a low-maintenance frontage with off-road parking, adding to the property's practicality.

### KITCHEN

A bright and well-proportioned kitchen fitted with a



range of modern wall and base units, complemented by wood-effect work surfaces and tiled splashback. The space includes an integrated oven with a gas hob and extractor above, along with a stainless steel sink positioned beneath a large window allowing for plenty of natural light.

There is ample room for additional appliances and storage, with a practical layout that works well for everyday use. A rear access door provides direct access outside.

The kitchen is presented in a good order overall, though offers scope for minor cosmetic enhancement to suit personal taste.

#### LIVING ROOM

A well-proportioned reception room with a large front-facing window allowing for plenty of natural light. The space offers good floor area for both seating and living arrangements, making it practical for everyday use.

A feature fireplace recess provides a focal point to the room, with potential to reinstate or redesign to suit personal taste. The room has been recently carpeted but would benefit from further cosmetic improvement, offering an excellent opportunity for buyers to modernise and add value.



#### MASTER BEDROOM

A spacious double bedroom with a large front-facing window allowing for plenty of natural light. The room offers ample space for a range of bedroom furniture and features a decorative accent wall adding character to the space.

A staircase leads directly from the bedroom to the attic level, providing useful additional storage.



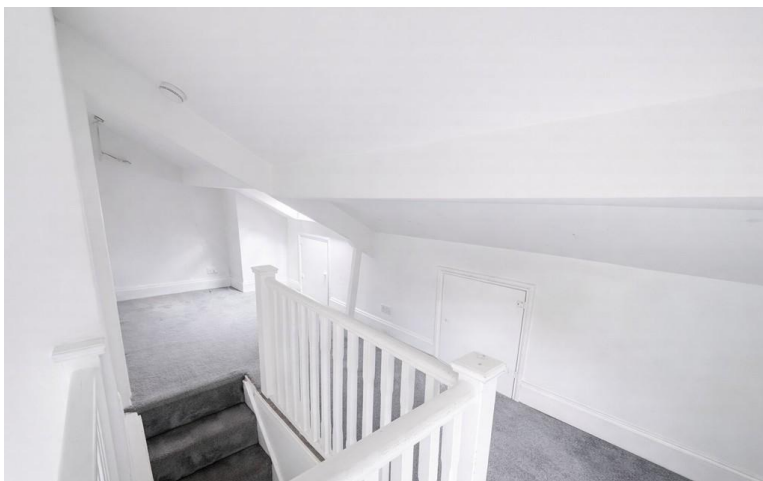
#### BEDROOM 2

A second bedroom, featuring a large window providing good natural light. The current layout has been altered by the installation of a partition wall, creating two separate areas.

However, as access to one section is via the other, this cannot be classed as two independent bedrooms.

Removal of the partition wall would restore the room to a more practical and spacious bedroom.

The space offers good potential for reconfiguration and cosmetic improvement, making it ideal for buyers looking to personalise.



#### BATHROOM

A modern and well-presented house bathroom fitted with a three-piece white suite comprising a panelled bath with overhead shower and glass screen, low flush WC and hand wash basin.

The space is finished with contemporary wall panelling and complementary flooring, creating a clean and low-maintenance environment. A frosted

window provides natural light while maintaining privacy, making this a bright and functional bathroom suitable for everyday use.

#### ATTIC

A useful loft space accessed via stairs from the main bedroom, offering a versatile area suitable for storage, a home office or occasional use. The room features a Velux-style roof window allowing natural light, along with additional eaves storage cupboards.

#### EXTERIOR

The property is stone-built back-to-back terrace with attractive kerb appeal, positioned on a slightly elevated plot. To the front, there is a low-maintenance garden area with a combination paving and decorative gravel, along with steps leading to the entrance.

A key benefit is the off-road parking space to the front, providing convenient parking in a popular residential area.

**PURCHASE DETAILS:** *Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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