

Cumbrian Properties

21 Collingwood Street, Denton Holme



Price Region £115,000

EPC-C

Mid-terraced property | Extended
Open plan living | 2 double bedrooms | First floor bathroom
Walking distance of the city centre | Ideal FTB or BTL

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This two double bedroom, extended, mid-terraced property is situated in the popular residential area of Denton Holme within walking distance of a variety of local amenities, schools and the city centre. The accommodation briefly comprises vestibule and 38' open plan lounge/dining/kitchen. To the first floor there are two double bedrooms and bathroom. Enclosed rear yard and residents on-street permit parking to the front of the property. Ideally suited to the first time buyer or buy to let investment market.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Door into open plan lounge/dining/kitchen.

OPEN PLAN LOUNGE/DINING/KITCHEN (38'7 x 14')

DINING LOUNGE AREA UPVC double glazed window to the front, two radiators, wall mounted inset gas fire and open staircase to the first floor.



LOUNGE AREA



DINING AREA

KITCHEN AREA Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding cooker with extractor hood above and plumbing for washing machine. Radiator, tiled flooring, breakfast bar, UPVC double glazed window and UPVC double glazed frosted door to the rear.

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KITCHEN AREA

FIRST FLOOR

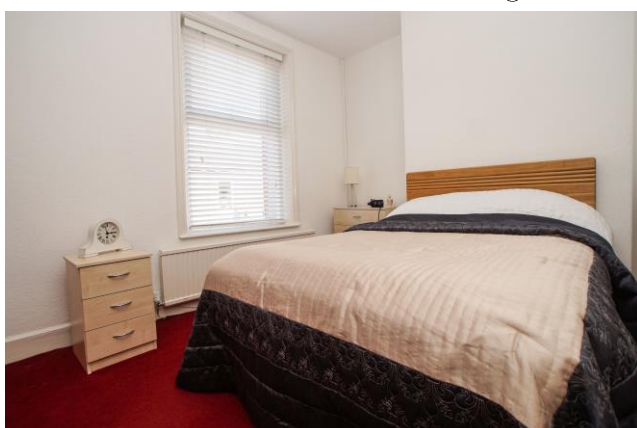
LANDING Doors to bedrooms and bathroom. Loft access.

BATHROOM (9'9 x 6'3) Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Radiator, UPVC double glazed frosted window to the rear and built-in storage cupboard housing the Baxi boiler.



BATHROOM

BEDROOM 1 (12' x 11') UPVC double glazed window to the front, radiator and built-in wardrobes with mirror fronted sliding doors.



BEDROOM 1

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BEDROOM 2 (16'3 x 7'5) UPVC double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE Enclosed rear yard with pedestrian access gate to the rear lane. Residents permit parking is available to the front of the property.

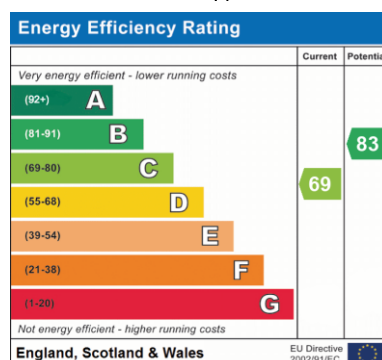


REAR YARD

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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