

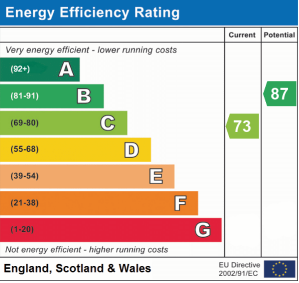
Approximate total area<sup>(1)</sup>  
85 m<sup>2</sup>  
916 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN  
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Offered to the market with no onward chain, this recently refurbished three-bedroom end-of-terrace home provides stylish, move-in ready accommodation ideal for families and first-time buyers alike. The property features a modern refitted kitchen, contemporary bathroom with separate shower room, and a welcoming living room with bay window and log burner, perfect for cosy evenings. Further benefits include a brand new heating system, full rewire throughout, block paved driveway with parking for several vehicles, and excellent potential to extend (STPP). Conveniently positioned close to local schooling and amenities, this is a fantastic turnkey home in a popular location.

- NO ONWARD CHAIN!
- RECENTLY REFURBISHED 3 BED END OF TERRACE
- REFITTED BATHROOM & SEPERATE SHOWER ROOM
- REFITTED KITCHEN
- LIVING ROOM WITH LOGBURNER AND BAY WINDOW
- BLOCK PAVED DRIVE FOR SEVERAL CARS
- POTENTIAL TO EXTEND (STPP)
- FULL NEW HEATING SYSTEM AND REWIRED THROUGHOUT
- CLOSE TO LOCAL SCHOOLING

Ground Floor

Entrance Hall

Replacement UPVC double glazed door with matching UPVC double glazed window to side leading through into entrance hall. Herring bone style vinyl flooring, stairs to first floor, replacement UPVC double glazed window to front, oak veneer door leading through to living room, Sunken ceiling downlighters. The hallway continues onto the rear of the property where there is a further UPVC double glazed window and door to the rear garden. Full height Designer style panel radiator, oak veneer door leading through to shower room and kitchen diner. Utility area with space and plumbing for stackable washing machine and tumble dryer.

Shower room

Refitted showroom with porcelain floor and wall tiling, low-level WC with dual flush concealed system and quartz worktop over, integrated ceramic sink with mixer tap above and cupboards below, walk in double shower cubicle with thermostatically controlled rainfall shower and further handheld shower, sunken ceiling downlighters Ventaxia extractor fan, full height chrome heated towel rail.

Living Room

With a continuation of the vinyl herring bone effect flooring, replacement upvc double glazed windows to front and a replacement UPVC double glazed bay window to side. Full height Designer panel radiator. Exposed brick fireplace with Granite hearth and timber mantle with a wood burning stove within. Sunken ceiling downlighters, walkway through to kitchen diner.

Kitchen diner

The kitchen Diner has been recently fully re fitted with a quartz worktop with double butler sink and mixer tap over, Sage green frontage shaker style kitchen units with an integrated fridge freezer, dishwasher, 5 burner gas hob with stainless steel chimney style extractor over. Double hide and slide electric ovens. Glass display units with LED lighting within, concealed access to under stair storage cupboard with metres. Replacement UPVC double glazed window to rear, sunken ceiling downlighters. Area with ample space for dining table and chairs. Full height Designer panel radiator, Replacement UPVC double glazed French doors leading out onto the rear garden.



First Floor

Landing

Loft access, Oak veneer doors to rooms and airing cupboard with Ideal Combi boiler within, loft access.

Bedroom 1

A dual aspect room with replacement upvc double glazed windows to front and side, radiator, over stair cupboard with shelf space within.

Bedroom 2

Replacement UPVC double glazed window to front, radiator, built in cupboard with shelf and hanging space within.

Bedroom 3

Replacement UPVC double glazed window to rear, radiator, cupboard with shelf and hanging space within.

Bathroom

A refitted bathroom suite with porcelain floor and wall tiles, panelled bath with Victorian style mixer tap over and a thermostatically controlled rainfall shower with further hand held body showers attached. Two integrated storage cubbyholes. Ceramic sink with Victorian style mixer tap over and inset within a vanity cupboard with unit below. Wall mounted bathroom cabinet, Low level dual flush WC, full height Chrome heated towel, sunken ceiling downlighters, 2 replacement UPVC double glazed windows to Rear.

Outside

Front Garden

The front garden has been recently block paved providing off road parking for several vehicles and has Open Access and a pathway leading round to the side. Electric car charging point.

Rear Garden

The side garden is mainly laid to lawn with a hedge surround, further block paved pathway providing side access and accessing the rear garden. Various flowers and shrubs to borders. (this area would be ideal for a side extension subject to planning permission.

Side garden

The rear gardener is decoratively paved with a gravel area to the centre of the garden, timber fence surround with various flowers and shrubs to borders and a timber shed, outside tap, gated side access to the side garden. This area would also be ideal to extend in (subject to planning)

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 per person for AML checks.

