





PROPERTY DESCRIPTION

Absolutely ideal for first time buyers, or for a speculator, looking for an investment opportunity, this appealing mid terraced house has been recently re-furbished by the present owners and is well presented and tastefully decorated throughout. Conveniently situated for access to the town centre shops, cafes and other amenities, this lovely abode is also within walking distance of the Leeds/Liverpool Canal and an early viewing is strongly recommended.

Benefiting from pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in 2023, the accommodation briefly comprises an entrance hallway and a through living room and dining kitchen. The spacious, light and airy living room has a fireplace recessed into the chimney breast fitted with an electric stove, and the good sized dining kitchen has white matt units, with a built-in electric oven and a ceramic electric hob with a stainless steel extractor canopy over, with a peninsular unit partially separating the kitchen from the dining area. There are two double bedrooms on the first floor and a larger than average bathroom, which is attractively fitted with a modern three piece white suite, including a 'P' shaped bath with a rainfall style shower over and an additional shower. At the rear is an enclosed paved yard. NO CHAIN INVOLVED.

FEATURES

- Stone Built Mid Terrace House
- Recently Refurbished by Current Owners
- Well Presented & Tastefully Decorated
- Convenient for Access to the Town Centre
- Hallway & Living Rm with Electric Stove
- Ftd Dining Kitchen inc. Built-in Oven & Hob
- 2 Good Sized Double Bedrooms
- Attractive Bathroom - Shower over Bath
- PVC DG & GCH - New Boiler Ftd in 2023
- Ideal Starter Home for First Time Buyers





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Attractive composite entrance door, with a pvc double glazed, frosted glass window light above. Stairs to the first floor and a frosted glass internal door opening into the living room.

Living Room

15' 0" x 11' 2" plus alcoves (4.57m x 3.40m plus alcoves)

This spacious, light and airy room has a fireplace, recessed into the chimney breast, with an electric stove. PVC double glazed window, radiator and an under-stairs storage cupboard, which has fitted shelves and an electric light. There is also an archway between this room and the adjoining dining area in the kitchen.

Dining Kitchen

15' 7" x 8' 7" (4.75m x 2.62m)

The kitchen has been re-fitted with white matt finish units, laminate worktops, with tiled splashbacks, and a peninsular unit, partially dividing the kitchen from the dining area, which incorporates a single drainer sink. It also has a built-in electric oven, a ceramic electric hob, with a stainless steel extractor canopy over, plumbing for a washing machine and the wall mounted gas condensing combination boiler, which was newly installed in 2023, is housed in the kitchen. There is a pvc double glazed window, radiator and pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 10" plus recess x 12' 3" (3.91m plus recess x 3.73m)

This generously proportioned double bedroom has a pvc double glazed window and a radiator.

Bedroom Two

11' 8" x 8' 0" (3.56m x 2.44m)

Another double room, also with a pvc double glazed window and a radiator.

Bathroom

8' 10" x 7' 4" into recess (2.69m x 2.24m into recess)

The larger than average, attractively furnished bathroom is fitted with a modern three piece white suite, comprising a 'P' shaped shower bath, with a fixed 'rainfall' style shower over, plus an additional, flexible shower head, a curved shower screen and a tiled splashback. There is also a pedestal wash hand basin and a w.c., a built-in airing cupboard, with a radiator and fitted shelves, a pvc double glazed, frosted glass window and a radiator.

Outside

Rear

Enclosed, paved yard with a cold water tap.



Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through the lights into Rainhall Road, go down the hill, past the left turning into Valley Road and Clayton Street is next on the left, just before Silentnight.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

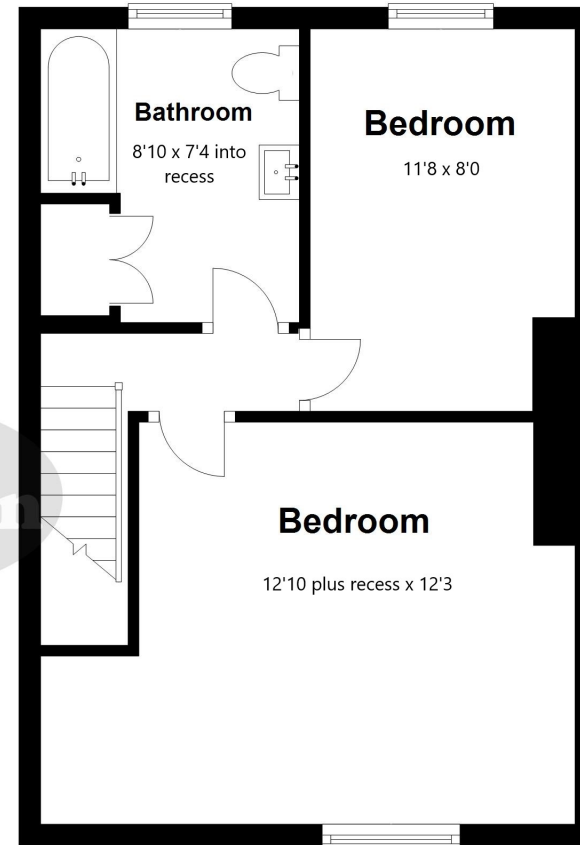
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 71.7 sq. metres (771.5 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

