





PROPERTY DESCRIPTION

Located in a popular residential area and perfectly situated for those wanting to be a short level walk from the town centre shops, cafés and many other facilities, this lovely mid terraced house provides well proportioned living space, which is attractively and well presented and has been fitted with new floor coverings in most rooms and neutrally re-decorated throughout, so that buyers can alter the décor to their own personal and individual taste at a later date if they wish. Strongly recommended for early viewing, this alluring home is especially ideal for first time buyers or for those looking downsize and be close to amenities.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, hall and a good sized lounge, which has a fireplace and a living flame gas fire. The kitchen has been opened into the living/dining room to form a wonderful space, perfect for modern day living. The spacious living/dining area is laid with wood finish laminate flooring and has a fireplace with a living flame gas fire and the kitchen is tastefully furnished and fitted with white gloss fronted units, wood effect laminate worktops and includes a built-in electric oven and hob, with a stainless steel extractor canopy over. The first floor landing gives access, via a retractable ladder, to the boarded and carpeted loft space, there are two generous double bedrooms and a larger than average bathroom, fitted with a three piece white suite, including a corner bath with an electric shower over.

The enclosed rear yard is a particularly charming attribute and is partially paved, with the remainder being laid with artificial grass. NO CHAIN

FEATURES

- Stone Built Mid Terraced House
- Close to Town Centre Shops & Amenities
- Well Presented & Neutrally Decorated
- Ideal Starter Home for FTB's
- Vestibule, Hall & Good Sized Lounge
- Open Plan Living/Dining Rm & Kitchen
- Modern Ftd Kitchen with Oven & Hob
- 2 Dble Bedrms & Carpeted Loft Space
- Larger than Average 3 Pc Bathroom
- PVC DG & Gas CH - Early Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC entrance door, with a pvc double glazed window light above. Wall mounted coat hooks and glazed internal door opening into the hall.

Hall

Stairs to the first floor, radiator, wood finish laminate flooring and ornate ceiling coving.

Lounge

12' 3" plus alcove x 11' 3" (3.73m plus alcove x 3.43m)
A good size, this light and airy lounge has a fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a wall mounted television on the chimney breast, a pvc double glazed window and a radiator.

Open Plan Living/Dining Room & Kitchen

A particularly beneficial improvement to the property, the kitchen has been opened up into the living/dining room to enlarge the kitchen area and create a great modern day family living space.

Living/Dining Room

14' 0" x 13' 0" plus alcoves (4.27m x 3.96m plus alcoves)
A very spacious room, laid with attractive wood finish laminate flooring, which has a fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a radiator, pvc double glazed window and under-stairs storage area.

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)
Tastefully furnished and fitted with white gloss finish units, light wood effect laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and hob, with a stainless steel extractor canopy over, plumbing for a washing machine, space for a fridge and a freezer and the gas combination central heating boiler is concealed in a cupboard matching the units. PVC double glazed, frosted glass external door.

First Floor

Landing

PVC double glazed window, spindled balustrade, built-in storage cupboard and access, via a retractable ladder, to the boarded and carpeted loft space, which has electric power and light.

Bedroom One

13' 7" x 9' 6" into recess (4.14m x 2.90m into recess)
A good sized double room with a radiator and pvc double glazed window.

Bedroom Two

11' 9" x 10' 11" into recess (3.58m x 3.33m into recess)
A second generous double room with a pvc double glazed window and a radiator.

Bathroom

10' 5" x 7' 5" (3.17m x 2.26m)
The larger than average bathroom has a three piece white suite, comprising a corner bath, with an electric shower over and tiled splashback, a w.c. and a wash hand basin, with a cupboard below. PVC double glazed, frosted glass window and a radiator.

Outside

Rear

The appealing and extremely pleasant enclosed yard is partly paved, with the remainder being laid with artificial grass. It also has an external cold water tap.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue to the traffic lights. Turn right immediately through the lights into Rainhall Road, then first left into Mosley Street.

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

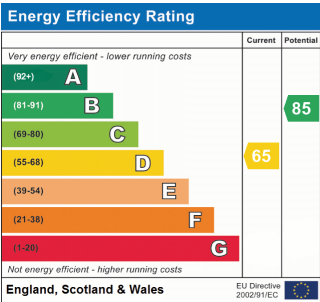
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

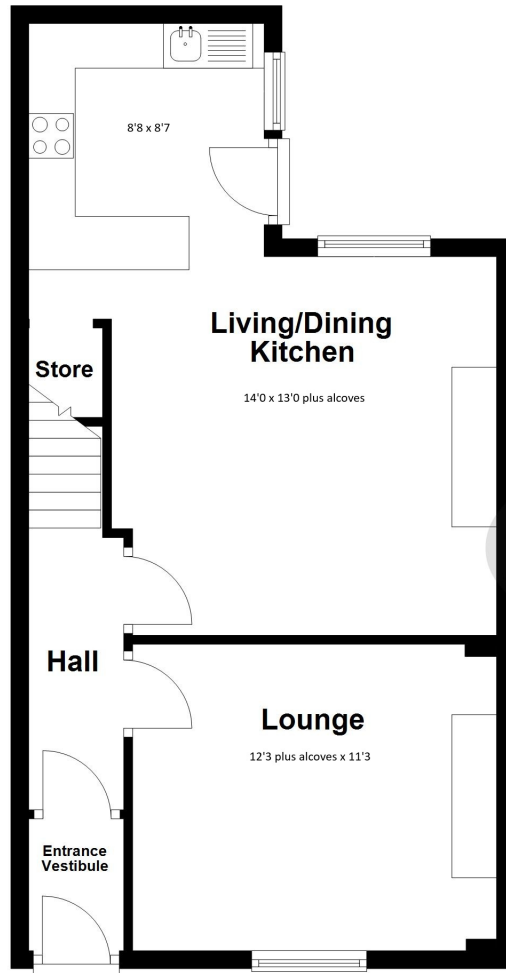
17D25TT/31J25TT



FLOORPLAN

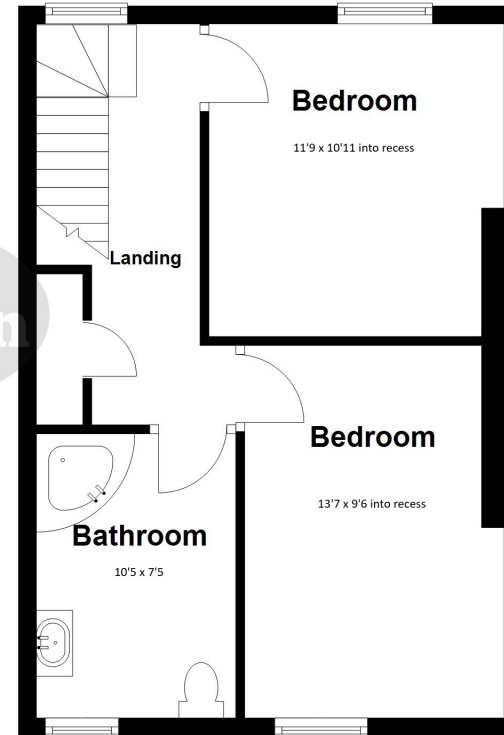
Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 88.2 sq. metres (948.9 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 warrant 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.

