





PROPERTY DESCRIPTION

This charming double fronted back to back cottage is situated in a popular residential area, located close to amenities, as it is just a short walk into the main shopping area. Providing well presented, tastefully furnished living space, which has new floor coverings and been recently re-decorated throughout, this very appealing abode would be absolutely perfect for a single person or a couple, or as an investment property for a buy to let landlord.

Complemented by pvc double glazing, the accommodation briefly comprises a pleasant sitting room, with a fireplace recessed into the chimney breast, fitted with a multi fuel stove and a kitchen, with modern shaker style units and a built-in electric oven and a gas hob with an extractor hood over. There is a decent sized double bedroom on the first floor, and a further, extremely useful room, which could be utilised for any number of purposes, including a dressing room, study or occasional second bedroom. There is also a bathroom, which is attractively furnished with a three piece white suite, with a shower over the bath. NO CHAIN INVOLVED.



FEATURES

- Charming Back to Back Cottage
- Well Presented & Tastefully Furnished
- Ideal for a Single Person, Couple or Landlord
- Short Walk from Town Centre & Amenities
- Pleasant Sitting Rm with Multi-fuel Stove
- Modern Kitchen with Oven & Hob
- Double Bedroom & Dressing Rm/Study
- Attractive Bathrm - Shower over Bath
- PVC Double Glazing - No Chain Involved
- Internal Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door.

Sitting Room

13' 2" plus recess x 9' 8" plus alcove and recess (4.01m plus recess x 2.95m plus alcove and recess)

This lovely room is a nice size and features a fireplace recessed into the chimney breast, fitted with a Morso multifuel stove, set on a tiled hearth. There is a useful storage cupboard built into one chimney breast alcove, with display shelving to one side. Open stairs with a spindled balustrade leading to the first floor, with a storage area below, pvc double glazed window, television aerial point and telephone point.

Kitchen

8' 6" x 4' 11" (2.59m x 1.50m)

The charming kitchen is fitted with modern units and drawers, incorporating a built-in electric oven/grill and a gas hob with an extractor canopy over. PVC double glazed window.

First Floor

Landing

Access to the loft space.

Bedroom One

10' 6" into recess x 8' 6" (3.20m into recess x 2.59m)

This double room has a pvc double glazed window and a gas wall heater.

Study/Dressing Room

9' 6" plus recess x 4' 6" (2.90m plus recess x 1.37m)

This extremely useful room could be used for any number of purposes, including an occasional second bedroom, a dressing room or a study.

Bathroom

The nicely proportioned bathroom is attractively furnished with a three piece suite white suite, comprising a bath, with a shower over, a glazed shower screen and tiled splash-back, a pedestal wash hand basin, with a tiled splash-back and a WC. PVC double glazed, frosted glass window, gas multi point water heater and a built-in storage cupboard.



Directions

Proceed from our office on Church Street into Station Road. Go straight ahead at the crossroads into Wellhouse Road, continue on past the entrance into the Co-Op Car Park and the Fire Station on the right and take the next right turning into Wellhouse Street. The entrance to Hill Street is the third on the left of Wellhouse Street and the property is on your left.

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

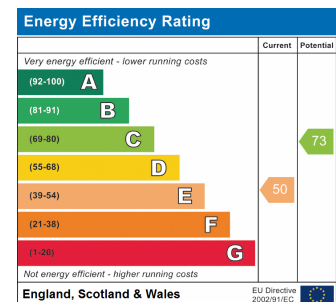
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

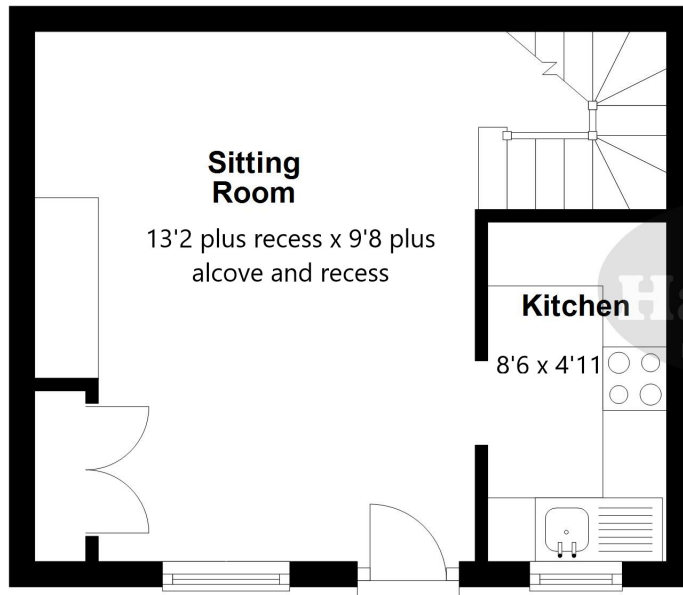
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FLOORPLAN

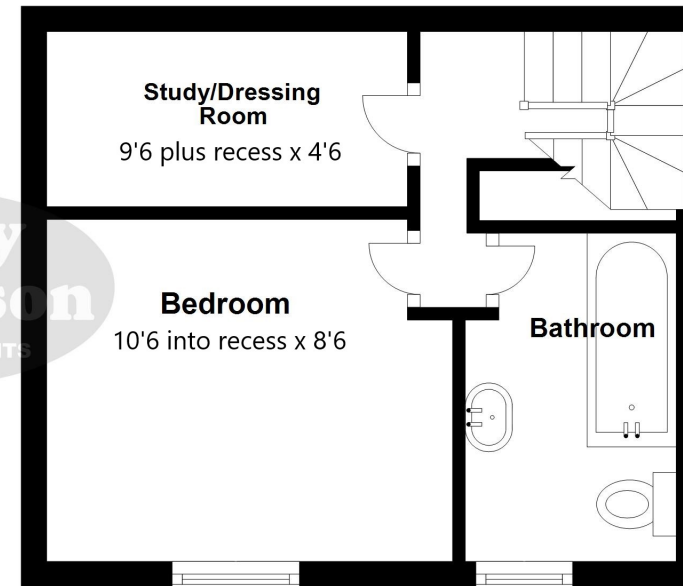
Ground Floor

Approx. 20.6 sq. metres (221.2 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.9 sq. feet)



Total area: approx. 41.0 sq. metres (441.2 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.

