





PROPERTY DESCRIPTION

Conveniently located within walking distance of the town centre shops, cafes and other amenities, this stone built garden fronted terraced house is situated in a popular residential area and provides an excellent home which has good accessibility for Primary Schools, the Secondary School and the Leisure Centre. Offering nicely proportioned living space, which has been well maintained but in need of some cosmetic improvement, this appealing abode is ideal for a growing family and would suit a wide range of prospective buyers, particularly first time buyers.

Benefiting from pvc double glazing and central heating, run by a gas condensing combination boiler, the accommodation briefly comprises an entrance hall and a pleasant, good size sitting room with a carved wood fire surround and living flame gas fire. The spacious living/dining room has a wall mounted gas fire and the kitchen is attractively fitted with modern cream units, wood effect laminate worktops and a built-in electric oven and a gas hob with a stainless steel extractor canopy over. The first floor landing has a useful built-in storage cupboard, there are three bedrooms, two double and one single, and the larger than average shower room has a three piece white suite, with a double sized shower cubicle. To the rear is an enclosed paved yard and a useful outbuilding, which has electric power and light. NO CHAIN INVOLVED.

FEATURES

- Stone Built, Garden Fronted Terr House
- Handy for Access to Shops & Amenities
- Nicely Proportioned & Tidily Pres'td Home
- Hall & Sitting Rm with F'place & Gas Fire
- Spacious Living/Dining Rm with Gas Fire
- Attractive Ftd Kitchen inc. Oven & Hob
- 3 FF Bedrms - 2 Doubles & 1 Single
- Larger than Average Shower Rm
- Paved Yard with Useful Outbuilding
- PVC DG & GCH - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Composite entrance door, with a pvc double glazed, frosted glass window light above. Stairs leading to the first floor, telephone point and a radiator.

Sitting Room

12' 1" x 11' 2" plus alcoves (3.68m x 3.40m plus alcoves)

This pleasant room has a wood fireplace surround, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed window, radiator, wall light points and glazed double doors leading into the living/dining room.

Living/Dining Room

15' 0" x 12' 11" into alcoves and recess (4.57m x 3.94m into alcoves and recess)

This spacious second reception room has a wall mounted gas fire, a radiator and a pvc double glazed window.

Kitchen

9' 1" plus recess x 7' 11" (2.77m plus recess x 2.41m)

Fitted with modern cream units and drawers, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, the kitchen also has a built-in electric oven and a gas hob, with a stainless steel extractor canopy over. There is a useful under-stairs pantry/half cellar, pvc double glazed, frosted glass window, radiator and pvc double glazed, frosted glass external door.

First Floor

Landing

Spindled balustrade, skylight and a storage cupboard, with a fitted shelf and wall mounted hanging hooks.

Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m)

This good sized double room has a pvc double glazed window and radiator.

Bedroom Two

14' 4" x 8' 10" (4.37m x 2.69m)

The second double room has a pvc double glazed window and radiator.

Bedroom Three

11' 2" x 7' 0" (3.40m x 2.13m)

This large single/small double room has a pvc double glazed window and radiator.

Shower Room

8' 6" x 8' 3" to cupboard fronts, plus recess (2.59m x 2.51m to cupboard fronts, plus recess)

Larger than the average, the shower room is fitted with a three piece white suite, comprising a larger than standard, walk-in shower, with floor to ceiling 'wet wall' style panelling, a w.c. and a pedestal wash hand basin, with a mirror above. PVC double glazed, frosted glass window, radiator and large, built-in storage cupboards, one of which houses the gas condensing combination central heating boiler.



Outside

Front

The garden forecourt has a paved path leading to the front door, which extends along the front of the house. The rest is pebbled covered, with plants and shrubs.

Rear

Enclosed yard, which is fully paved and has a cold water tap. There is a useful outbuilding (10' 1" x 7' 10"/3.07m x 2.39m) which has electric power and light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street and take the second right turning into Rook 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.

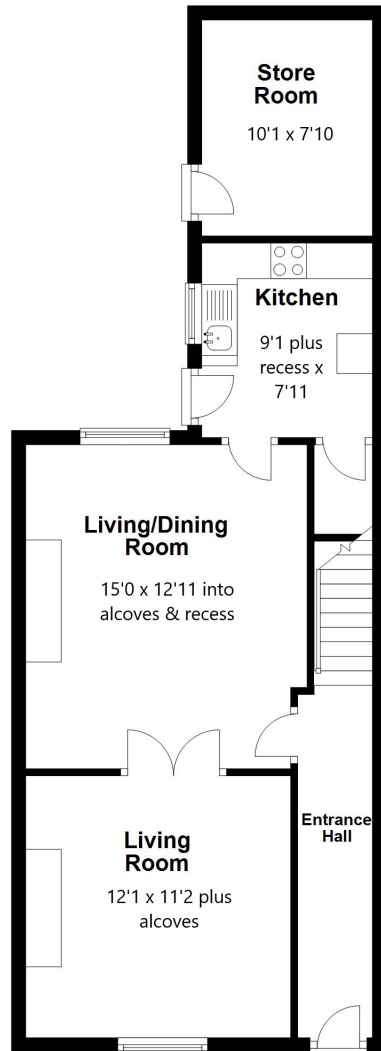
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

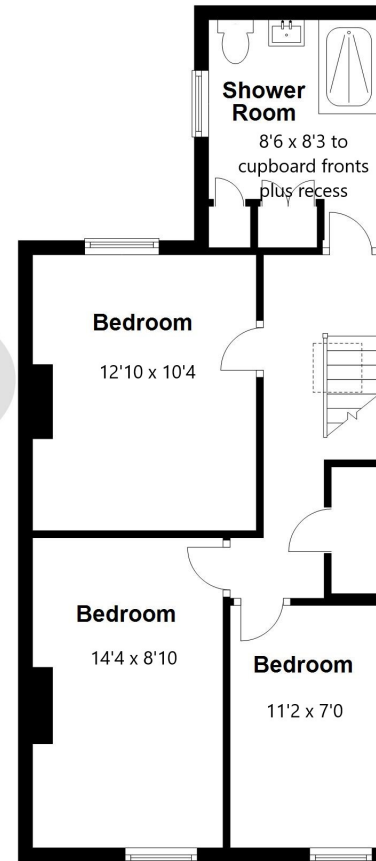
Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx. 104.5 sq. metres (1125.3 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.

