







## PROPERTY DESCRIPTION

Providing well presented and nicely proportioned living space, this stone built, terraced house is a perfect starter home for first time buyers and is also ideal for those seeking a ready-made rental investment. The property is set in a popular location and is conveniently situated just a short walk from the town centre, which has cafés, independent shops, restaurants and other amenities, with other facilities also within easy reach. Early viewing is strongly recommended and also essential to fully appreciate all that this appealing abode has to offer.

Benefitting from pvc double glazing and central heating, which is run by a gas condensing combination boiler, the accommodation briefly comprises an entrance hall, with stairs leading to the first floor, a pleasant sitting room, featuring an attractive fireplace, fitted with a living flame gas fire, and a generously proportioned living/dining room, which also has a fireplace and fitted gas fire. The kitchen is fitted with modern shaker style units and includes built-in oven/grill and a gas hob.

On the first floor there are two decent sized bedrooms, with one having a built-in storage cupboard, which, if fitted with a hanging rail, could provide wardrobe space, and the larger than average bathroom is fitted with a four-piece suite, including a separate shower.

To the rear of the house is a good sized, enclosed yard.



## FEATURES

- Stone Built Mid Terraced House
- Popular Location Near Town Centre
- Well Pres'd & Nicely Proportioned Acc.
- Ideal for FTB's or Rental Investors
- Hall & 2 Reception Rooms
- Fitted Kitchen with Built-in Oven/Hob
- 2 Decent Sized Bedrooms
- Large 4 Pc Bathrm with Sep. Shower
- Good Sized, Enclosed Rear Yard
- PVC DG & Gas CH – No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window light above. Radiator and stairs to the first floor.

#### Sitting Room

11' 5" x 10' 6" into alcoves (3.48m x 3.20m into alcoves)

Attractive carved wood fireplace, with a tiled inset and marble hearth, fitted with living flame gas fire. PVC double glazed window and radiator.

#### Living/Dining Room

14' 4" x 14' 2" into alcoves (4.37m x 4.32m into alcoves)

This very spacious second reception room is laid with wood effect laminate flooring and features a stained wood fireplace, with a marble inset and hearth and fitted gas fire, and has a radiator, pvc double glazed window and a useful under-stairs cupboard.

#### Kitchen

7' 10" plus recess x 7' 5" (2.39m plus recess x 2.26m)

Fitted with modern shaker style units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink with a mixer tap, the kitchen also has a built-in electric oven and gas hob, plumbing for a washing machine, a pvc double glazed window and pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Spindled balustrade and access to the loft space.

#### Bedroom One

14' 2" into alcoves x 11' 7" (4.32m into alcoves x 3.53m)

A generous double room with a pvc double glazed window, radiator and a walk-in over-stairs cupboard.

#### Bedroom Two

14' 6" x 5' 11" (4.42m x 1.80m)

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

#### Bathroom

11' 6" x 8' 0" into alcoves (3.51m x 2.44m into alcoves)

The larger than average bathroom is fitted with a four piece white suite, comprising a bath, a separate shower cubicle, fitted with an electric shower, a w.c. and a pedestal wash hand basin, all of which have tiled splashbacks. It is laid with wood effect Vinyl flooring and has a pvc double glazed, frosted glass window, radiator and built-in cupboards, housing the gas condensing combination central heating boiler.

### Outside

#### Rear

A particularly pleasing feature, the very tidy, enclosed yard to the rear is a decent size.

#### Directions

Proceed from our office on Church Street into Manchester Road. At the bottom of Manchester Road, opposite Brown's pub, turn left into Chapel Street. Go up the hill and then take the second right turning into Wellington Street and the house is on the right.

#### 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

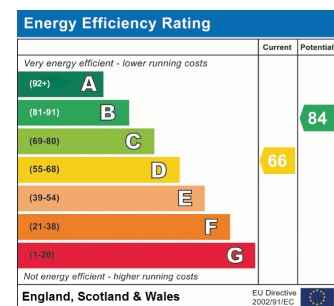
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

12A26TT



## FLOORPLAN

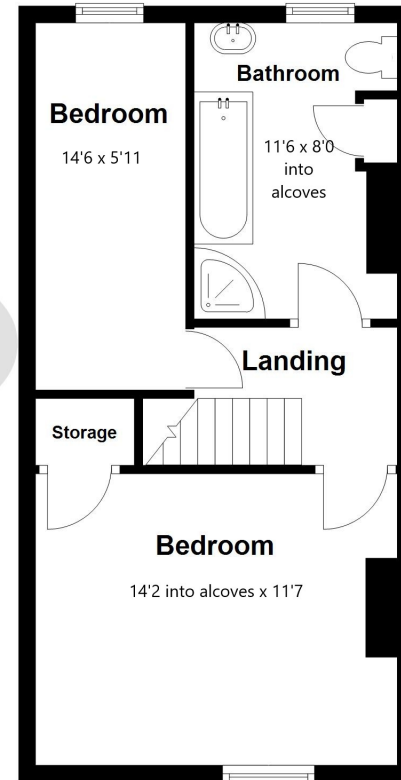
### Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 82.0 sq. metres (882.8 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.

