



Burgess Street,
Middleport



OneAgency

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Offers in Excess £65,000

*****OPEN VIEWING TAKING PLACE SATURDAY 23rd OCTOBER 2021, 10.15-11.00. PLEASE CALL THE OFFICE TO BOOK IN*****

Large forecourted mid terrace house in need of improvement. The property is offered with no chain involvement and is considered ideal for both first time buyers and landlords.





Sitting Room

3.65m x 3.30m (12' 0" x 10' 10") Double glazed window to the front, radiator, laminate floor, access to cellar.

Living Room

3.65m x 3.67m (12' 0" x 12' 0") Double glazed window to the rear, radiator.

Kitchen

4.32m x 2.09m (14' 2" x 6' 10") Fitted kitchen with stainless steel sink and drainer unit with mixer tap. Fitted hob with extractor fan above, fitted oven, double glazed window to the side, door to side, radiator.

Bathroom

3.49m max x 2.09m (11' 5" x 6' 10") Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Double glazed frosted window to rear and side. Radiator.

First Floor

Landing

Bedroom 1

2.73m to wardrobes x 2.95m to wardrobes (8' 11" x 9' 8") Fitted wardrobes, radiator, double glazed window to the front.

Bedroom 2

3.67m x 2.73m (12' 0" x 8' 11") Double glazed window to rear, radiator.

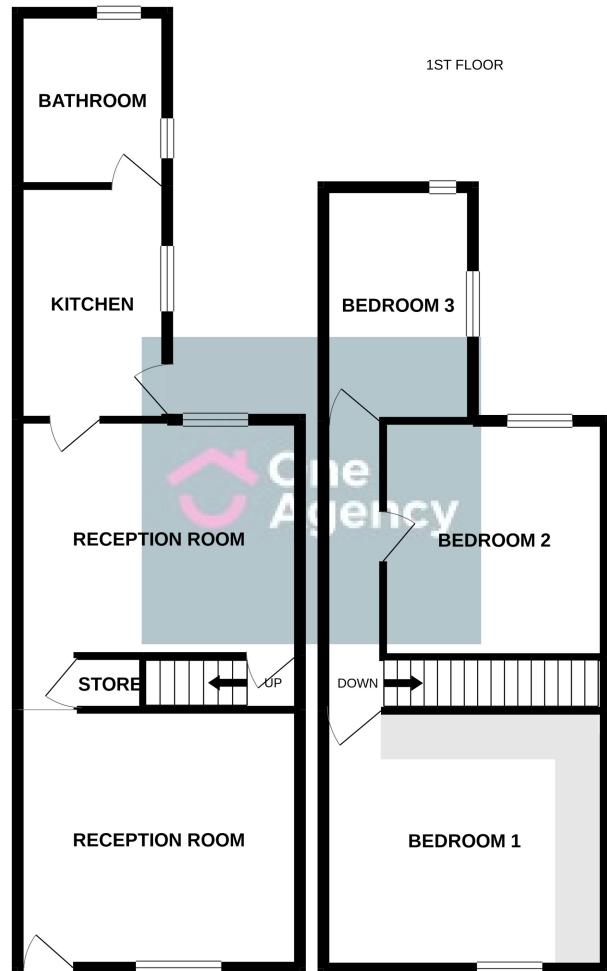
Bedroom 3

3.96m x 2.10m (13' 0" x 6' 11") Double glazed window to the rear and side. Radiator, wall mounted boiler.

Outside

Rear yard





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(56 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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