





PROPERTY DESCRIPTION

Located in an extremely popular residential area, this cottage style, mid terraced back to back house would be particularly ideal for a buyer wanting to be close to amenities, with the town centre shops, cafés, the Doctors' Surgery and public transport, just a short walk away. Upgraded over the last few months by the present owner, to include an electrical re-wire, new windows to the front, porch and entrance door, a kitchen and floorcoverings, just to name a few, this appealing home must be viewed to fully appreciate.

Having the benefit of gas central heating, run by a condensing combination boiler, which was newly installed in December 2022, the accommodation briefly comprises an entrance porch and an open plan living kitchen, fitted with modern units and a built-in electric oven and hob with an extractor canopy over. There is a small double or large single bedroom on the first floor, an attractive shower room with a double sized walk-in shower, and on the second floor is a spacious double bedroom. NO CHAIN INVOLVED.

FEATURES

- Back to Back Cottage Style House
- Close to Town Centre Shops & Amenities
- Upgraded Considerably by Present Owner
- Accommodation on 3 Floors
- Ent Porch & Living Kitchen with Oven/Hob
- 2 Bedrms inc. Spacious Double on SF
- Attractively Furbished Shower Room
- PVC Double Glazing & Gas Central Heating
- Enclosed Forecourt - No Chain Involved
- Internal Viewing Essential to Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

The porch has a pvc double glazed, frosted glass entrance door, pvc double glazed, frosted glass windows and an internal door opening into the living kitchen.

Living Kitchen

13' 6" x 11' 10" plus recesses (4.11m x 3.61m plus recesses) This open plan room has been newly fitted with modern kitchen units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink with a mixer tap. There is also an electric oven/grill, an electric hob, with a stainless steel extractor fan over, and space for a fridge. The room also has a useful built-in storage cupboard, an additional under-stairs store, two pvc double glazed windows, a radiator and TV aerial point. The newly fitted, wall mounted gas condensing combination central heating boiler is also in this room, under which is a small cupboard. Stairs leading to the first floor.

First Floor

Landing

Radiator and enclosed stairs leading to the second floor.

Bedroom One

13' 3" x 6' 11" plus recess and alcove (4.04m x 2.11m plus recess and alcove) A small double or good sized single room that has a pvc double glazed window, radiator and television aerial point.

Shower Room

The stylishly refurbished and majority tiled shower room has a new three piece white suite, comprising a larger than standard shower unit with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower head. There is also a corner vanity wash basin and a w.c., a pvc double glazed, frosted glass window, a 'chrome' radiator/heated towel rail and an extractor fan.

Second Floor

Attic Room/Bedroom Two

14' 8" x 13' 1" (4.47m x 3.99m)

The good sized attic room provides a great double room and has a double glazed Velux window and a radiator.

Outside

Front

Enclosed, paved forecourt with a wrought iron gate.

Directions

From our office on Church Street proceed into Manchester Road. Go up the hill and directly opposite The Greyhound Pub turn left into Park Avenue. Continue to the end and then turn left into Park Road, heading back towards the town centre, and the house can be found 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

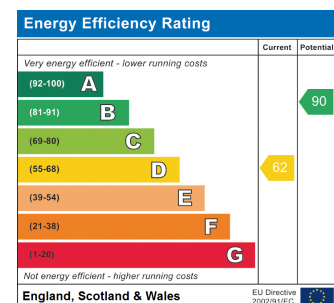
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

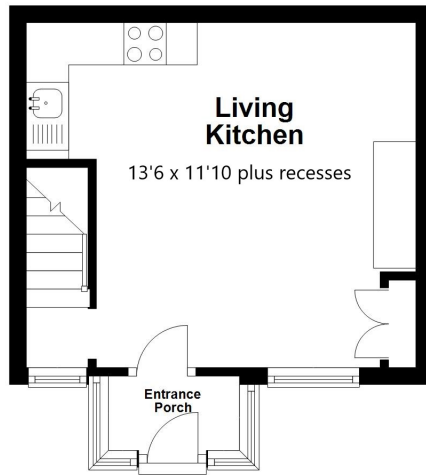
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FLOORPLAN

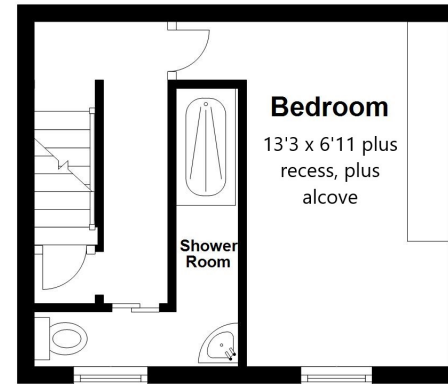
Ground Floor

Approx. 18.8 sq. metres (202.1 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.9 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.7 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 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.

