michaels property consultants

£185,000



- FREEHOLD House
- Open Plan Living/Kitchen/DiningSpace
- One Large Double Bedroom
- First Floor Bathroom
- Private Courtyard Garden With Further Storage Area
- Minutes From Halstead High Street
- Residents Permit Parking
- Excellent First Time Buy Or Investment Purchase

17b Butler Road, Halstead, Essex. CO9 1LL.

An excellent opportunity to purchase this FREEHOLD one double bedroom semi detached house, located within a short walk to Halstead's High Street offering a range of superb amenities.





Property Details.

Ground Floor

Entrance Hall

With stairs leading to first floor with storage under, door to;

Open Plan Kitchen/Living /Dining Area







 $3.66 m \times 3.75 m$ (12' 0" x 12' 4") With UPVC double glazed French doors to rear courtyard, electric heater, TV point, UPVC Windows to

both sides, Glazed door leading to lightwell.

Kitchen Area: Offering a range of fitted units with drawers and worktops over, cooker included, space for further appliances.

First Floor

Landing

With UPVC double window to side, doors to;

Bedroom





 $3.4 \,\mathrm{m}$ x $4 \,\mathrm{m}$ (11' 2" x 13' 1") A large double bedroom with UPVC double glazed window to rear, electric heater.

Property Details.

Bathroom



With UPVC double glazed obscure window to side, close coupled WC, panelled bath with shower screen and shower, wash hand basin, heated towel rail, two in built storage cupboards.

Storage Area



A storage area offering a large shed, space for recycling bins and a washing line

Outside

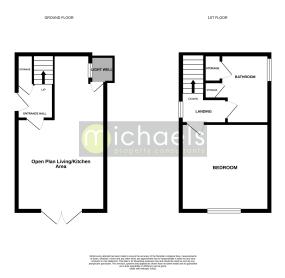
Private Courtyard



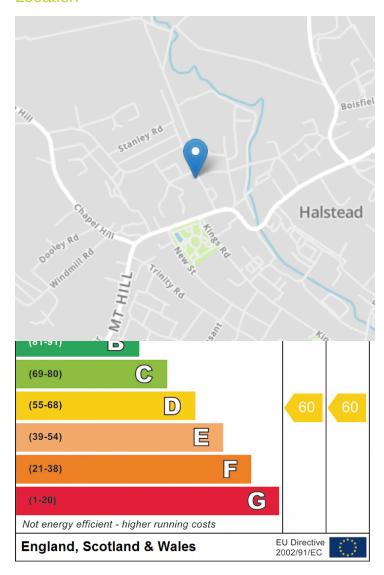
Directly outside the living space there is a private courtyard which is enclosed by fencing with gated rear access.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

