



**Asking Price: £109,950**

- An Extended 3 Bedroom Mid Terrace Property
- Popular And Sought After Residential Area
- Fantastic Investment Opportunity
- First Floor Bathroom



**Entrance**

Entered via double front door giving access to small hallway with built in coats cupboard and half glazed inner door to:-

**Lounge/Dining Room**

6.352m x 3.281m (20' 10" x 10' 9")

Open plan effect with staircase giving access to the first floor, medium oak effect laminate flooring, double glazed window to front aspect and door to:-

**Kitchen**

4.0175m x 2.877m (13' 2" x 9' 5")

A fitted kitchen with a selection of matching base and wall units in white with stainless steel handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold taps over, brick effect part tiled walls, built in fan assisted electric cooker, 4 ring ceramix hob with stainless steel extractor canopy over, space for fridge freezer, plumbing for automatic washing machine and double glazed door and window to the rear.

**First Floor Landing**

With doors to:-

**Bedroom One**

5.698m x 2.999m (18' 8" x 9' 10")

A good sized bedroom with double glazed window to the rear.

**Bedroom Two**

3.934m x 2.932m (12' 11" x 9' 7")

With built in airing cupboard space and double glazed window to the front.

**Bedroom Three**

2.979m x 1.801m (9' 9" x 5' 11")

With double glazed window to the front.

**Bathroom**

1.759m x 1.777m (5' 9" x 5' 10")

A three piece suite comprising panel bath, low level W.C, wash hand basin, fully tiled walls and double glazed frosted window to the rear.

**External**

To the rear of the property is a small secure and enclosed garden with fenced boundaries.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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