

Barrow & Cook Estate Agents

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Kitchener Street,

£109,950

Barrow and Cook welcome to the market this 2 bedroom terraced, ideal for a first time buyer or investor. Local town centre with an era of shops, park, leisure centre, supermarkets all within walking distance. Accommodation comprising - Ground Floor - Lounge/Diner, Kitchen. First Floor - 2 Bedrooms and Shower Room. Outside - Street lined to the front and enclosed garden to the rear.

NO UPWARD CHAIN

- 2 BEDROOM TERRACED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPWARD CHAIN
- NEW CARPETS/FLOORING THROUGHOUT
- FIRST FLOOR SHOWER ROOM
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY

GROUND FLOOR

RECEPTION/DINER



6.33m x 4.06m (20' 9" x 13' 4") Through lounge/diner with new laminate flooring, two radiators and 2 double glazed windows.

KITCHEN



2.58m x 1.73m (8' 6" x 5' 8") White wall and base units, new vinyl flooring, oven and hob. Stainless steel sink with mixer tap. Double glazed window and door leading to rear garden.

FIRST FLOOR

BEDROOM ONE



4.05m x 3.08m (13' 3" x 10' 1") New carpet with double glazed window and radiator.

BEDROOM TWO



3.02m x 2.19m (9' 11" x 7' 2") New carpet with double glazed window and radiator.

SHOWER ROOM



1.76m x 1.63m (5' 9" x 5' 4") Shower cubicle with electric shower, white WC, sink. Towel rail, PVC panelled ceiling, electric fan and new vinyl flooring.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

OUTSIDE

GARDENS



Street lined to the front, small court yard garden to the rear, with out side tap.

'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:

Monday to Friday 9.00am to 5.00pm

Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271