







## PROPERTY DESCRIPTION

Viewing of this appealing dwelling is absolutely essential in order to fully appreciate the many desirable and pleasing features it has to offer, including the generously proportioned living space, which is immaculately and tastefully presented and would be ideal for a growing family. This superior garden fronted terraced house has been considerably upgraded over the last few years and has the advantage of a ground floor extension to the rear. A fantastic home, conveniently situated just a short walk from the town centre amenities with both primary and the secondary school also being within easy reach.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in 2019, the accommodation briefly comprises an entrance vestibule and a beautiful, good sized lounge, with an attractive Limestone fireplace and a living flame gas stove. Double doors from this room lead into the spacious living/dining room, featuring a stained wood fireplace surround, with a Victorian style tiled inset and living flame gas fire, a nice sized kitchen, stylishly fitted with cream shaker style units and a large, ground floor bathroom, fitted with a modern four piece white suite. On the first floor, the main bedroom is very impressive, with a large bay window and a stained wood floor, the second bedroom is a good sized double and the large, superb bathroom has been re-furbished with a four piece white suite. On the second floor, the dormer attic room provides a further fantastic double bedroom. To the rear is a good sized enclosed yard. NO CHAIN INVOLVED.

## FEATURES

- Large, Extremely Impressive Terr Hse
- Tastefully & Well Presented Family Home
- Generously Proportioned Living Space
- Many Outstanding & Beneficial Attributes
- Vestibule, Lounge & Living/Dining Rm
- Attractive Kitchen & Large GF 4 Pc Bathrm
- 3 Good Sized Dble Beds inc. Dorner Attic
- Superb FF 4 Pc Bathrm - Dble Size Shwr
- PVC DG & Gas CH with New Boiler in 2019
- Viewing Essential to Apprec. - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Superior quality, double glazed, frosted glass composite entrance door, with a pvc double glazed side window. Internal door leading into the lounge.

#### Lounge

16' 0" into alcoves x 15' 7" into bay (4.88m into alcoves x 4.75m into bay)  
A stunning and very spacious room, featuring an attractive Limestone fireplace, fitted with a living flame gas stove. It also has a large pvc double glazed window, television point, wall light points and steps leading up to double doors that open into the living/dining room.

#### Living/Dining Room

14' 7" x 11' 6" plus alcoves (4.45m x 3.51m plus alcoves)  
Another generously proportioned reception room, which has a period style fireplace, with a tiled inset and a stained wood surround, fitted with a living flame gas fire. Double glazed window, radiator and telephone point. Door giving access to a small inner hallway, with a radiator and stairs to the first floor.

#### Kitchen

14' 2" x 7' 6" (4.32m x 2.29m)  
A nice size, the kitchen is fitted with a range of cream shaker style units, including a wine rack, worktops, with tiled splashbacks, and a composite single drainer sink, with a mixer tap. Gas cooker point, with a stainless steel extractor canopy over the cooker area, plumbing for a washing machine, concealed lighting under the wall units, a double glazed window and an under-stairs cupboard/pantry, with fitted shelves, wall mounted cloak hooks and an electric light. Superior quality, frosted glass composite stable style external door.

#### Ground Floor Bathroom

17' 4" into recess x 7' 3" (5.28m into recess x 2.21m)  
The larger than average, stylishly furnished bathroom is fitted with a modern four piece white suite, comprising a bath, with a mixer tap, a pedestal wash hand basin, also with a mixer tap, a separate, tiled shower cubicle and a w.c. Double glazed, frosted glass window, chrome finish heated towel rail and a separate radiator. Built-in cupboard, with fitted shelves, and an additional built-in cupboard, with an over-head storage cupboard, housing the gas condensing combination boiler, which was newly installed in 2019. Downlights recessed into the ceiling and part tiled walls.

#### First Floor

#### Landing

Spindled balustrade, radiator, enclosed stairs to second floor, with an under-stairs cupboard, which has fitted shelves.

#### Bedroom One

16' 2" into alcoves x 12' 5" plus bay (4.93m into alcoves x 3.78m plus bay)  
Another exceptional attribute of this outstanding family home, the unusually large master bedroom has a pvc double glazed bay window, a radiator and stained wood floor.

#### Bedroom Two

14' 9" x 10' 3" into alcoves (4.50m x 3.12m into alcoves)  
Another spacious double room, with a double glazed window and radiator.

#### Bathroom

14' 3" plus recess x 7' 9" (4.34m plus recess x 2.36m)  
The generously proportioned, extremely impressive bathroom has been superbly re-furnished with a four piece white suite, comprising a bath, a w.c, a pedestal wash hand

basin, with a vanity mirror above, and a large, fully tiled walk-in shower cubicle. It also has two pvc double glazed, frosted glass windows and two radiators.

#### Second Floor

#### Dormer Attic/Bedroom Three

16' 10" x 12' 1" plus recess (5.13m x 3.68m plus recess)  
Another fabulous, extremely spacious double room, which has a pvc double glazed dormer window, from which there are far reaching views, and a radiator.

#### Outside

#### Front

Pleasant garden forecourt, with raised flowerbeds stocked with a variety of shrubs. External light.

#### Rear

Another particularly appealing asset of this desirable dwelling, the larger than average, enclosed yard has a cold water tap and external light.

#### Directions

Proceed from our office on Church Street into Station Road. Go straight ahead at the crossroads into Wellhouse Road, continue on past the entrance into the Co-Op car park and the fire station on the right and the house is on the left after the turning into East Avenue.

#### 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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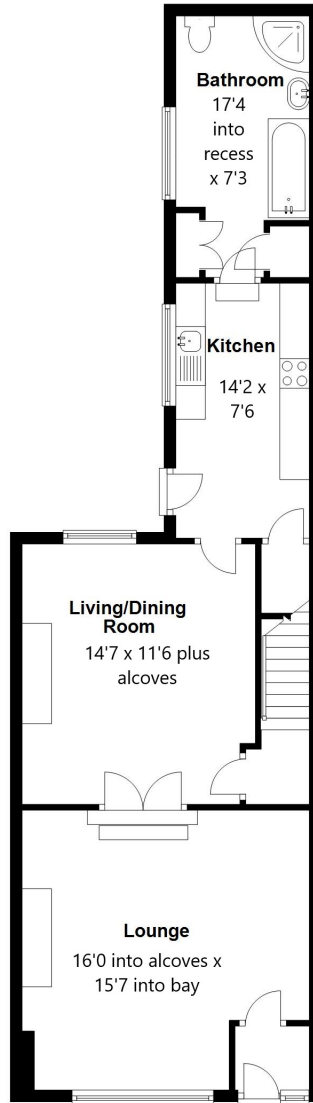
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



# FLOORPLAN

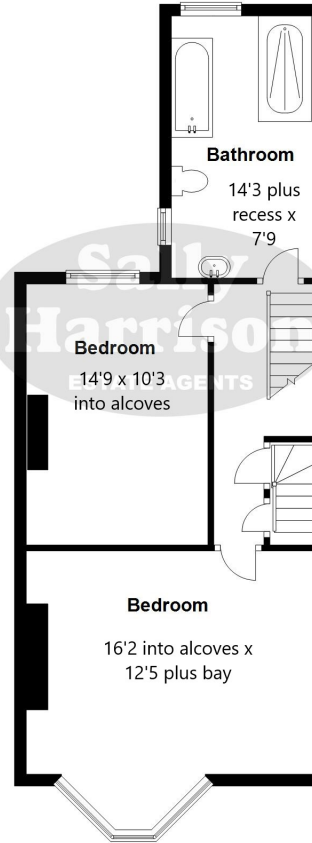
## Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



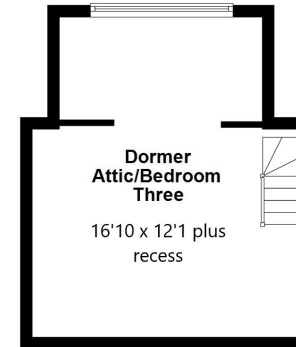
## First Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



## Second Floor

Approx. 22.7 sq. metres (244.5 sq. feet)



Total area: approx. 140.1 sq. metres (1507.5 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.

