

FOR
SALE



PROPERTY SUMMARY

Three bedroom end terraced house comprising entrance porch, entrance hall, TWO RECEPTION ROOMS, kitchen, ground floor bathroom and separate w.c. and a good sized enclosed rear garden. NO ONGOING CHAIN.

POINTS OF INTEREST

- Three bedroom end terraced house
- Two reception rooms
- Good sized enclosed rear garden
- No ongoing chain
- Ground floor bathroom with separate w.c.
- EPC D/ Council Tax C



ROOM DESCRIPTIONS

Entrance

PVCu front door with leaded light and frosted glazed panel into the entrance porch.

Entrance Porch

0.80m x 0.90m (2' 7" x 2' 11") Artexed and coved ceiling, part tiled / part papered walls, original Victorian tiled flooring and glazed door leading into the entrance hall.

Entrance Hall

Artexed and coved ceiling, part tiled / part papered walls, original Victorian tiled flooring and glazed door leading into the entrance hall.

Dining Room

3.5m x 3.7m (11' 6" x 12' 2") Artexed and coved ceiling, papered walls, radiator, fitted carpet and gas fire set on a brick and tiled hearth. PVCu window with fitted blinds to the rear of the property, sliding glazed doors leading into the lounge and door leading into the kitchen.

Lounge

3.60m x 3.40m (11' 10" x 11' 2") Artexed and coved ceiling, papered walls, radiator, fitted carpet and aluminium window to the front of the property with fitted blinds. Tiled surround and hearth housing a gas coal effect stainless steel fire with remote control.

Kitchen

2.50m x 3.30m (8' 2" x 10' 10") Artexed and coved ceiling, part tiled / part emulsioned walls, radiator, vinyl flooring in tile effect and opening into under stairs storage/pantry. A range of base and wall units, stainless sink and drainer with stainless steel mixer tap. PVCu window overlooking the side of the property with fitted blinds and PVCu frosted door to the side of the property. Door leading into the rear hallway.

Rear Hallway

Polystyrene tiled and coved ceiling, part tiled / part emulsioned walls and vinyl flooring in tile effect. Doors leading to the downstairs w.c. and bathroom.

Bathroom

1.9m x 3.4m (6' 3" x 11' 2") Emulsioned and coved ceiling, part tiled / part textured walls, Three piece suite comprising walk in fully tiled shower cubicle with electric wall mounted shower and glass and stainless steel door, bath with stainless steel hot and cold taps and pedestal wash hand basin with stainless steel hot and cold taps. PVCu frosted window overlooking the rear of the property and doors leading to storage area.

Separate W.C

0.70m x 1.6m (2' 4" x 5' 3") Polystyrene tiled and coved ceiling, part tiled / part papered walls, vinyl flooring in tile effect, low level w.c. and frosted PVCu double glazed window to the rear of the property.

Landing

Via stairs with fitted carpet, spindle balustrade and handrail. Split level landing finished with artexed and coved ceiling, attic hatch and smoke alarm, papered walls and fitted carpet. Doors leading to three bedrooms and airing cupboard housing the Valliant combination boiler and radiator.

Bedroom 1

3.4m x 4.4m (11' 2" x 14' 5") Textured and coved ceiling, papered walls, radiator, fitted carpet and two aluminium windows with fitted blinds to the front of the property.

Bedroom 2

2.60m x 3.50m (8' 6" x 11' 6") Stippled and coved ceiling, papered walls, fitted carpet, radiator and PVCu window to the rear of the property.

Bedroom 3

Textured and coved ceiling, papered walls, fitted carpet, radiator and PVCu window to the rear of the property.

Outside

Wrought iron railing and gate to the front of the property with dwarf wall, patio area and original tiles leading to the front door.

Enclosed rear garden set on a good sized plot, bound by wall and mature hedgerow, patio area, wrought iron gate to the side path leading to a patio area, the remainder of the garden is laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		