





PROPERTY DESCRIPTION

This stunning bay and garden fronted terraced house is set in a slightly elevated position and has the noteworthy advantage of a good sized garden at the rear. Internal viewing is imperative in order to fully appreciate the abundance of desirable attributes offered by this exceptional home, which has been considerably upgraded by the present owners over the last few years to include a newly fitted kitchen, attractively re-furbished bathroom and new central heating boiler. Providing well proportioned living space, this extremely appealing abode would be suitable for a wide range of prospective buyers, is immaculately and tastefully presented throughout and located in a sought after residential area, conveniently situated within easy walking distance of the town centre shops, cafés, bars and other amenities.

FEATURES

- Stunning Bay/Garden Fronted House
- Immaculately & Tastefully Presented
- Short Walk from Town Centre Amenities
- Hall & Lounge with Fireplace & Gas Fire
- Living/Dining Rm - Stone F'place & Stove
- Stylish Ftd Kitchen with Oven & Hob
- 2 Generous Double Bedrooms
- Impressive Bathroom - 4 Pc White Suite
- Charming Garden with Further Potential
- PVC DG & GCH - Early Vwg Strongly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Part glazed, composite entrance door, with a double glazed window light above. Radiator, stairs to the first floor and attractive tiled floor.

Lounge

12' 1" plus alcoves x 12' 1" (3.68m plus alcoves x 3.68m)

This charming, extremely inviting room features an 'Adam' style fireplace surround, with a period style cast iron and tiled inset, fitted with a living flame gas fire, and has a pvc double glazed window, coved ceiling, picture rail and two radiators.

Living/Dining Room

14' 1" plus alcoves x 13' 9" (4.29m plus alcoves x 4.19m)

This spacious second reception room boasts a rustic stone fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a stone hearth. PVC double glazed window, two radiators, wood finish laminate flooring and under-stairs storage cupboard, with fitted shelves and electric power and light.

Kitchen

8' 2" x 8' 0" plus recess (2.49m x 2.44m plus recess)

Fitted with stylish shaker style units, wood effect laminate worktops, with tiled splash-backs, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven and induction hob, with a stainless steel extractor canopy over and plumbing for a washing machine. The wall mounted gas combination central heating boiler is concealed in a cupboard matching the units and there is a pvc double glazed window, wood finish laminate flooring and a pvc double glazed stable style external door.

First Floor

Landing

Spindled balustrade, skylight, access to the loft space and an over-stairs storage cupboard, with fitted shelves and an electric light.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

This large double room has a pvc double glazed window, a radiator, picture rail and coved ceiling.

Bedroom Two

13' 8" x 11' 3" (4.17m x 3.43m)

Providing a second generous double room, with a pvc double glazed window, which overlooks the lovely rear garden, a radiator and built-in storage cupboards, with fitted shelves.

Bathroom

8' 0" plus recess x 7' 8" (2.44m plus recess x 2.34m)

Half tiled and tastefully refurbished with a four piece white suite, comprising a freestanding, roll top, double ended bath, with clawed feet, a central mixer tap/hand-held shower, a separate shower cubicle, with a fixed 'rainfall' style shower head as well as a second hand-held shower head, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, period style radiator/heated towel rail, tiled floor and down-lights recessed into the ceiling.

Outside

Front

The nice sized forecourt is fully paved, with attractive Indian stone flags, with a neat privet hedge

Rear

Immediately behind the house is an enclosed Resin covered yard, with a cold water tap. Directly across the back lane is a delightful garden, a particularly enticing asset of this most desirable dwelling. Stone steps lead from the lane up to a small but charming Resin covered patio area, from which further steps give access to the main garden area, which is lawned, with shrubs. There is additional land, belonging to the property, at the other side of the fence at the top of the lawn, which provides huge potential, either to enlarge and extend the current garden area or to be altered to create off road parking or erect a garage (subject to Local Authority Planning Permission) If the latter was to be done, the access to it would be from Cobden Street.

Directions

Proceed from our office on Church Street, heading in the direction of Manchester Road, go round the sweeping left hand bend into Manchester Road, past the left turning into Chapel Street and the property is on the left hand side.

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.

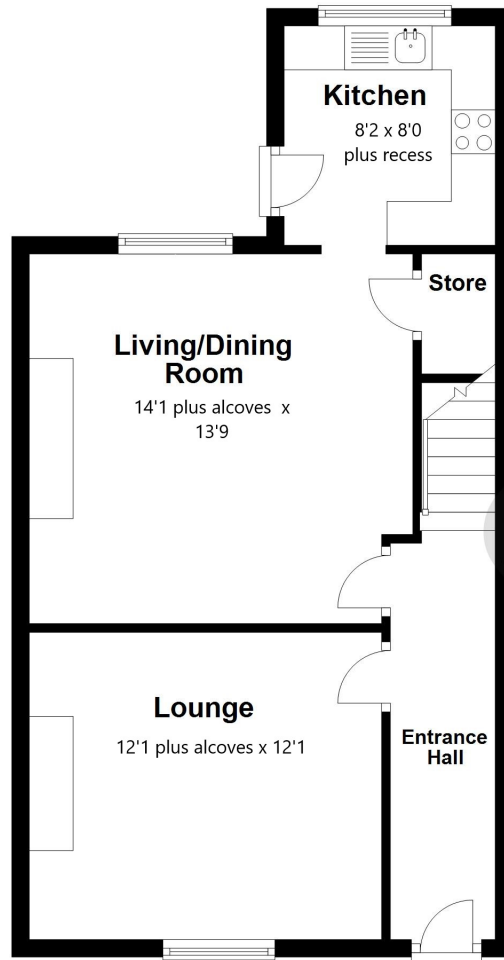
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

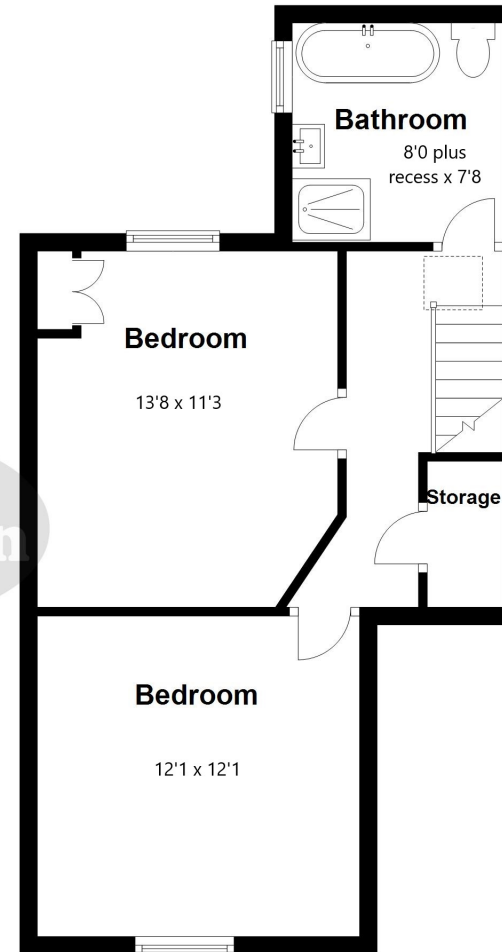
Ground Floor

Approx. 48.5 sq. metres (521.5 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 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.

