

FOR
SALE



PROPERTY SUMMARY

Well presented two bedroom mid terraced property comprising entrance hall, lounge, kitchen, ground floor bathroom and enclosed rear garden. Ideal first time or investment purchase.

POINTS OF INTEREST

- Two bedroom mid terrace house
- Ground floor bathroom
- Enclosed rear garden
- Ideal first time or investment purchase
- EPC - / Council tax - C



ROOM DESCRIPTIONS

Entrance

Via composite front door into the entrance hall.

Entrance Hall

Emulsioned ceiling and walls, radiator, vinyl flooring in wood effect, door leading into the lounge and stairs leading to the first floor.

Lounge

3.30m x 6.20m (10' 10" x 20' 4") Emulsioned ceiling, emulsioned walls with feature papered wall, radiator, laminate flooring, PVCu windows to the front and rear of the property, storage area, opening into the kitchen and door leading to the under stairs storage. Feature fireplace with electric fire.

Kitchen

2.40m x 3.30m (7' 10" x 10' 10") Emulsioned and coved ceiling, emulsioned walls, vinyl flooring in tile effect, PVCu window to the side of the property with fitted blinds and PVCu glazed door leading out to the rear garden. A range of wall and base units with complementary work surfaces housing a stainless sink drainer with stainless steel mixer tap and tiled splash backs. Extractor, space for cooker, fridge/freezer, slim line dishwasher and washing machine. Attic hatch and door leading to the downstairs bathroom.

Bathroom

1.50m x 2.20m (4' 11" x 7' 3") Recently renovated and finished with emulsioned ceiling with extractor, tiled walls and flooring, matt black towel rail, PVCu frosted glazed windows to the side and rear of the property. Four piece suite comprising freestanding bath with matt black recess waterfall tap, low level w.c. matt black and glass quadrant shower with waterfall head and hand attachment and wall mounted wash hand basin with matt black mixer tap.

Landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, PVCu window to the rear of the property and attic hatch. Doors leading to two bedrooms.

Bedroom 1

2.70m x 4.30m (8' 10" x 14' 1") Emulsioned ceiling and walls, two PVCu windows to the front of the property, fitted carpet and radiator.

Bedroom 2

2.30m x 3.30m (7' 7" x 10' 10") Emulsioned ceiling and walls, feature papered wall, door leading into a storage cupboard, PVCu window to the rear of the property with a roller blind, radiator and fitted carpet.

Outside

Path leading to the enclosed garden with steps leading up, wooden fencing and decking, laid to lawn area and borders for planting.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, no insulation (assumed)

Walls: Sandstone or limestone, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (55)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

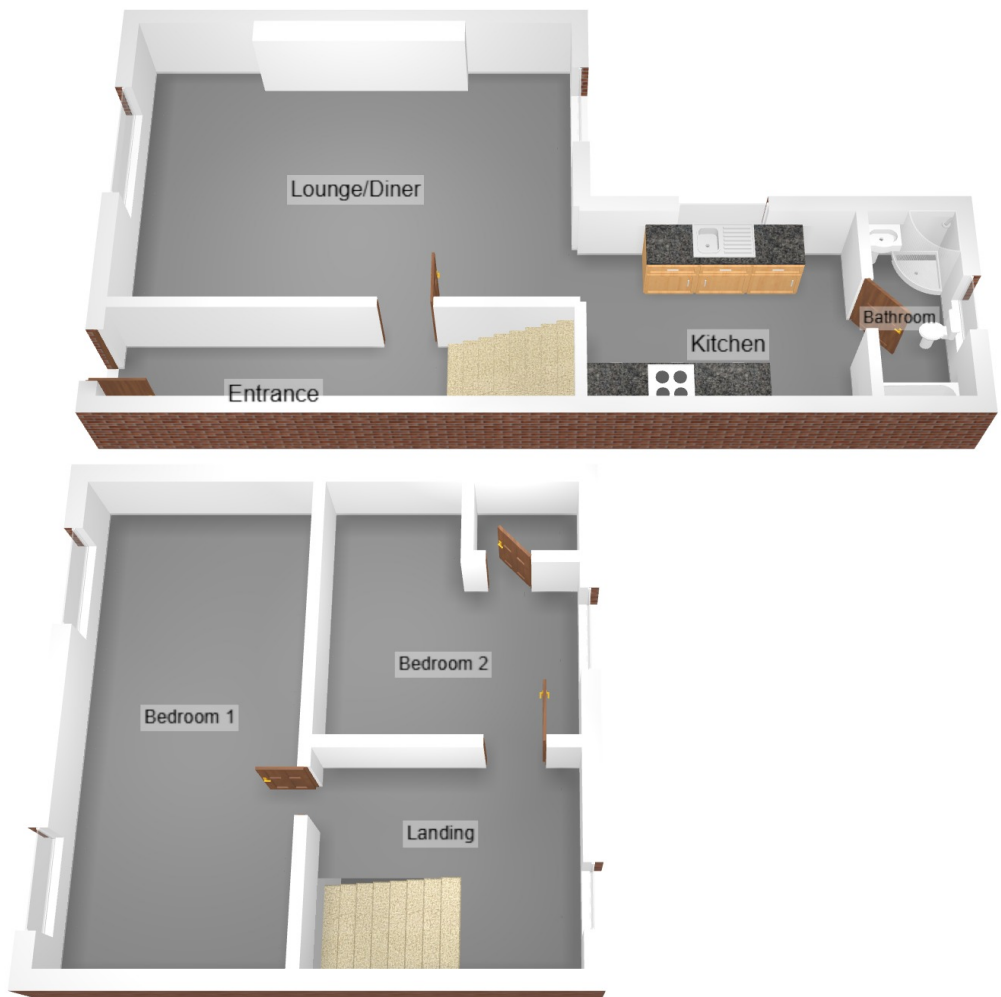
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		