





PROPERTY DESCRIPTION

Well presented and tastefully furnished, having the benefit of a newly installed kitchen with integral appliances, this substantial end terraced house also has the advantage of a superb dormer attic and provides an excellent home, perfect for first time buyers. Conveniently situated just a short walk from the town centre and other amenities, this extremely appealing garden fronted end terraced house affords generously proportioned living space and is strongly recommended for an early and internal viewing.

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 hall, a very spacious, light and airy living room, laid with attractive wood finish laminate flooring which extends across all of the ground floor rooms, a wall mounted flame effect electric fire and part glazed double doors opening into the dining room. The dining room is also a good size with a door giving access to the stairs leading to the useful basement room, an advantageous attribute, providing excellent storage space with electric power and light and a radiator. The newly fitted kitchen has stylish light grey shaker style units, a built-in electric oven and hob with an extractor canopy over and integral washing machine, slimline dishwasher and fridge/freezer. There are two double bedrooms on the first floor, both with built-in furniture, a larger than average bathroom, attractively fitted with a three piece white suite, with a shower over the bath, and on the second floor is the superb dormer attic room, providing a further double bedroom.

The enclosed yard at the rear has double timber gates at one side and a canopy providing shelter and has the potential to be used for off road parking. NO CHAIN INVOLVED.

FEATURES

- Substantial Garden Fronted End Terraced House
- Immaculately & Tastefully Presented
- Generously Proportioned Family Home
- Short Level Walk to Shops & Amenities
- Entrance Vestibule, Hall & Spacious Living Room
- Dining Room & Very Useful Cellar
- Newly Re-fitted Kitchen including Appliances
- 3 Double Bedrooms including Dormer Attic
- Stylish Bathroom with Shower over Bath
- PVC Double Glazing & Gas Central Heating - New Boiler Fitted 2019





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a matching window light above. Wood finish laminate flooring, wall mounted coat hooks and a frosted glass internal door opening into the hall.

Hall

Stairs to the first floor, wood finish laminate flooring, dado rail and radiator.

Living Room

16' 1" x 9' 6" (4.90m x 2.90m)

This spacious, light and airy room is also laid with attractive wood finish laminate flooring, has a modern wall mounted flame effect fire, recessed into the chimney breast, and storage cupboards and display shelving built into the chimney breast alcoves. PVC double glazed window, radiator and part glazed double doors opening into the dining room.

Dining Room

11' 2" x 11' 1" into recess (3.40m x 3.38m into recess)

A good size, the dining room is also laid with the same wood finish laminate flooring as the living room and has a pvc double glazed window, radiator and a door giving access to the stairs leading down to the cellar.

Kitchen

9' 2" x 7' 4" (2.79m x 2.24m)

Newly re-fitted with stylish light grey shaker style units, wood finish laminate worktops, with matching upstands, and a single drainer sink with a mixer tap. The kitchen also has a built-in electric oven and electric hob, with an extractor canopy above, an integral washing machine, slimline dishwasher and fridge freezer. Two pvc double glazed windows, wood finish laminate flooring and a pvc double glazed, frosted glass external door.

Cellar

13' 6" x 11' 1" plus recess (4.11m x 3.38m plus recess)

A particularly advantageous attribute, the good sized cellar provides excellent storage space and has a radiator and electric power and light.

First Floor

Landing

Spindled balustrade, pvc double glazed window and enclosed stairs to the second floor, with an under-stairs storage cupboard.

Bedroom One

13' 5" x 8' 8" to wardrobe fronts (4.09m x 2.64m to wardrobe fronts)

This lovely double room has two pvc double glazed windows and a radiator and has been extensively fitted with a range of wood finish furniture, including wardrobes, two drawer units and bedside cabinets.

Bedroom Two

8' 11" into recess x 8' 10" (2.72m into recess x 2.69m)

This second double room also has built-in furniture, including wardrobe space, a shelved cupboard and over-bed storage cupboards. PVC double glazed window and a radiator.

Bathroom

8' 8" x 7' 1" (2.64m x 2.16m)

The large, very attractively furnished bathroom is fitted with a modern three piece white suite, comprising a shower bath, with pvc lined splashback, shower over and a

curved glazed shower screen, as well as a w.c. and a vanity wash hand basin, both of which are set into fitted cabinets, above which the wall is tiled and incorporates a large mirror, with downlights above. There are also additional built-in cupboards, one of which houses the gas condensing combination central heating boiler, additional downlights recessed into the ceiling, a chrome finish radiator/heated towel rail and extractor fan..

Second Floor

Dormer Attic Bedroom

14' 6" into dormer recess x 13' 4" less stairwell (4.42m into dormer recess x 4.06m less stairwell)

A very impressive attribute of this lovely family home, this large third double bedroom has a pvc double glazed dormer window, radiator and under-eaves storage.

Outside

Front

Paved forecourt.

Rear

Enclosed yard with double timber gates and a sheltered area, where the previous owners have parked their car. External water point and external light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street and take the second right turning into Rook Street.

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?

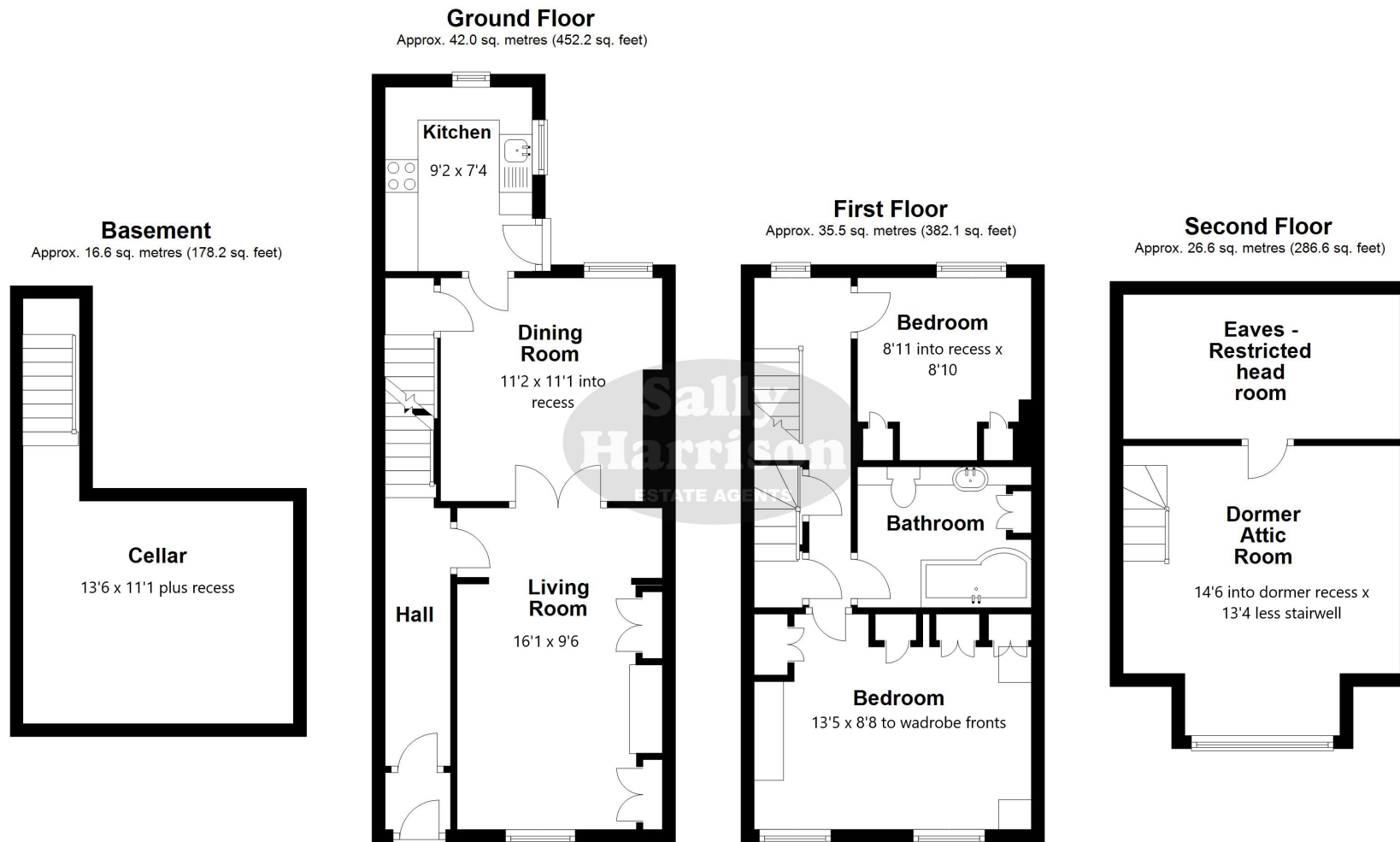
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 120.7 sq. metres (1299.1 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.

