





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this stone built mid terrace house, situated in a particularly pleasing location, facing directly onto a charming green. Perfect for first time buyers and convenient for various facilities, such as the Sports Centre, the Spar shop on Kelbrook Road, schools, and a children's nursery, as well as the town centre shops, cafés and other amenities. Having been recently upgraded by the present owners, some of which consists of new floor coverings throughout and an attractively re-fitted kitchen, which has white gloss fronted units and a utility room with units matching those in the kitchen.

Complemented by pvc double glazing and gas central heating, run by a gas condensing combination boiler which was newly installed in May 2025, the accommodation briefly comprises an entrance hall, a pleasant sitting room with a marble fireplace and electric fire, a spacious living/dining room, also having a marble fireplace with an electric fire. The nice sized kitchen incorporates a built-in electric oven and a gas hob and the utility room has plumbing for a washing machine and space for a condenser dryer.

On the first floor are two double sized bedrooms, one of which has a built-in storage cupboard and a lovely open aspect from the front, and a bathroom, fitted with a three-piece white suite, with an electric shower over the bath. Enclosed yard to the rear.



FEATURES

- Charming Home in Good Location
- Well Situated for Access to Amenities
- Lovely Aspect over a Green at the Front
- Recently, Tastefully Upgraded & Improved
- Hall, Sitting Rm with F'place & Electric Fire
- Living/Dining Rm – F'place & Electric Fire
- Attractively Re-Fitted Kitchen & Utility Rm
- 2 Double Beds & 3 Pc Bathm - Shwr Over Bath
- PVC DG & GCH – New Boiler May 2025
- Early Viewing Highly Rec – Ideal for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator and stairs leading to the first floor.

Sitting Room

11' 0" x 8' 2" plus alcoves (3.35m x 2.49m plus alcoves)

This charming room benefits from the lovely open outlook over the park area at the front and features an attractive carved marble fireplace, fitted with a coal effect electric fire. It also has a pvc double glazed window and radiator.

Living/Dining Room

13' 11" x 13' 0" into alcoves (4.24m x 3.96m into alcoves)

Also boasting an attractive carved marble fireplace, fitted with an electric fire, this spacious second reception room has a pvc double glazed window and a useful under-stairs storage cupboard, which has electric power and light and fitted shelves.

Kitchen

8' 10" plus recesses x 5' 4" (2.69m plus recesses x 1.63m)

Recently re-fitted with white gloss fronted units, laminate worktops, with matching upstands and splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a gas hob, a pvc double glazed window and part tiled walls.

Utility Room

11' 0" x 5' 8" (3.35m x 1.73m)

This extremely useful room has units and worktops, matching those in the kitchen, plumbing for a washing machine, space for a condenser tumble dryer, two pvc double glazed, frosted glass windows and a pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

13' 0" into alcoves x 11' 0" (3.96m into alcoves x 3.35m)

This good sized double room benefits from the open aspect from the front and has a pvc double glazed window, radiator and a useful over-stairs storage cupboard, which has fitted coat hooks and shelves.

Bedroom Two

14' 2" x 6' 8" (4.32m x 2.03m)

A second double room, with a pvc double glazed window and radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. The walls behind the bath/shower and wash basin are tiled almost to ceiling height and the bathroom has a pvc double glazed, frosted glass window and a built-in cupboard, housing the gas condensing combination central heating boiler,

Outside

Rear

Enclosed, paved yard.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, go straight ahead at the traffic lights by the Police Station, then take the third left turning into Rook Street. Turn first right off Rook Street into Harrison Street and the property is in the second row of houses on the left.

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.

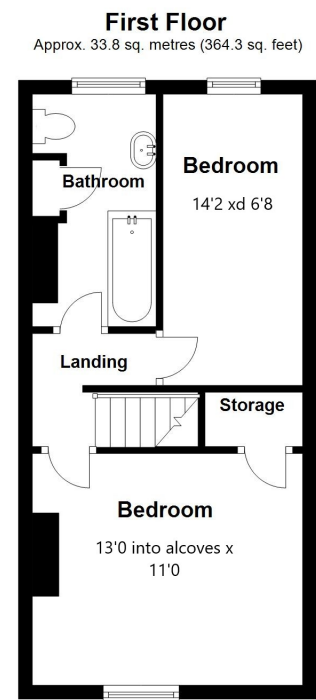
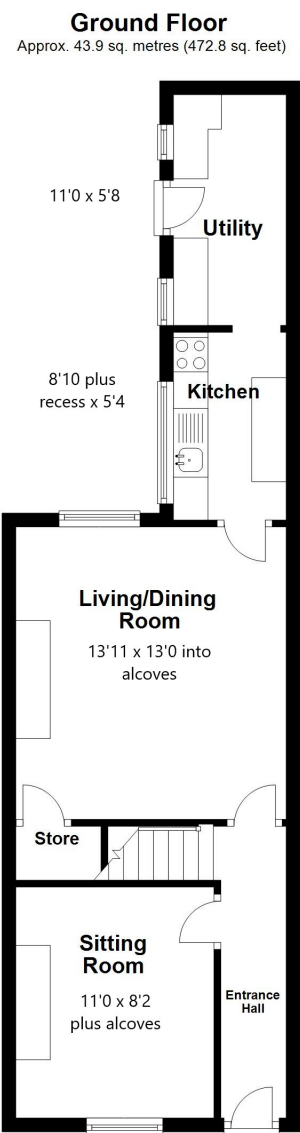
House to Sell?

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

03G25TT/25G25TT/22H25TT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOORPLAN



Total area: approx. 77.8 sq. metres (837.1 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 warrant 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.

