





PROPERTY DESCRIPTION

This stone built, mid terraced house is located in a popular residential area, conveniently situated for access to shops, cafes and other amenities. This tidily presented home is especially ideal for first time buyers, investors looking for a buy to let property or for buyers looking to be within easy reach of town. Providing nicely proportioned living space, an early viewing on this charming abode is highly recommended.

Benefiting from PVC double glazing, the accommodation briefly comprises a pleasant, spacious through living room and dining room, with a built-in bar in the living room, and a kitchen with fitted units. The first floor landing is a good size and would accommodate an office/study area, there is a double bedroom on this floor and a bathroom, which is half tiled and fitted with and three piece white suite, with a shower over the bath. On the second floor is a large attic room, providing an excellent second double bedroom. Enclosed yard at the rear.

FEATURES

- Stone Built Mid Terraced House
- Nicely Proportioned & Tidily Presented
- Popular Location Close to Town Centre
- Ideal for FTB's or Rental Investor
- Thro' Living Room & Dining Room
- Nice Sized Fitted Kitchen
- 2 Double Bedrms - 1 on 2nd Floor
- 3 Pc White Bathrm - Shower over Bath
- Enclosed Yard to the Rear
- PVC Double Glazing & Gas Wall Heaters





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed entrance door, with a window light above, opening into the open plan living and dining room.

Through Living & Dining Room

24' 5" x 13' 2" into alcoves, reducing to 10'2 (7.44m x 4.01m into alcoves, reducing to 3.09m) This pleasant and very spacious room has a stone fireplace and hearth in the lounge (please note that the solid fuel stove fitted in the fireplace in the living area of this room is not included in the sale and will be removed by the Vendor prior to completion) and a wall mounted gas fire in the dining area. There are pvc double windows in the front and rear elevations, a television point, a built-in bar area and enclosed stairs leading to the first floor.

Kitchen

11' 11" x 5' 10" (3.63m x 1.78m) Fitted base and wall units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. Gas cooker, plumbing for a washing machine, two pvc double glazed windows and a pvc double glazed, frosted glass external door.

First Floor

Landing

The landing allows space to be utilised as an office or study area and has two pvc double glazed windows, a wall mounted gas heater, a storage cupboard under the stairs to the second floor and another small storage cupboard.

Bedroom One

13' 5" x 8' 0" into alcoves (4.09m x 2.44m into alcoves) This nice sized double room has a pvc double glazed window.

Bathroom

Half tiled and fitted with a three piece white suite, comprising bath, with a shower over, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, gas wall heater and luxury vinyl flooring.

Second Floor

Attic/Bedroom Two

17' 0" x 12' 0" plus recesses (5.18m x 3.66m plus recesses) This large double room has a double glazed Velux style window, cupboard housing the hot water tank and under-eaves storage space.

Outside

Rear

Enclosed yard.

Directions

Proceed from our office on Church Street into Manchester Road. At the bottom of Manchester Road, turn first left into Chapel Street, go up the hill and then take the first right turning into Cobden 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

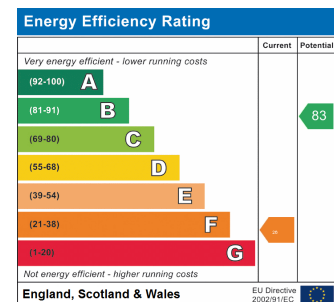
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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.

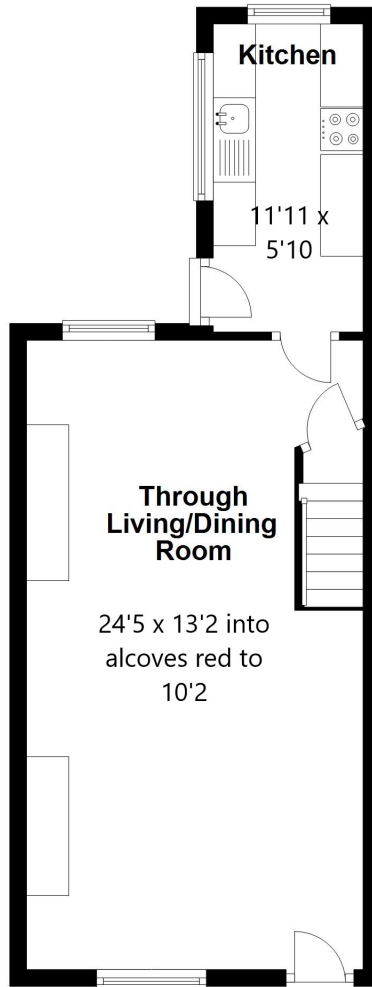
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FLOORPLAN

Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



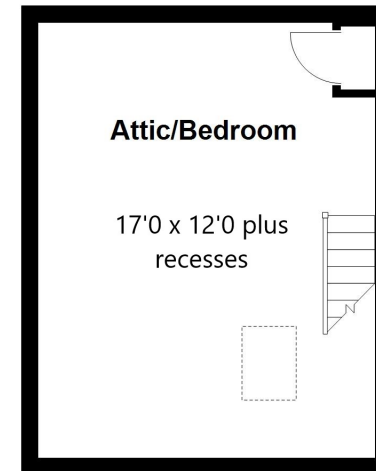
First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



Second Floor

Approx. 20.5 sq. metres (220.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 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.

