





## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this stone built mid terrace house, which is 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. In need of a degree of modernising and updating, this nicely proportioned abode offers great potential and scope to create a lovely home.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a pleasant sitting room with a marble fireplace and electric fire, a spacious living/dining room, a fitted kitchen, and an extremely useful utility/storeroom. On the first floor there are two decent 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 suite, with a shower over the bath. To the rear is an enclosed yard. NO CHAIN INVOLVED.



## FEATURES

- Charming Home in Good location
- Well Situated for Access to Amenities
- Lovely Open Aspect over Green at Front
- Requires Modernising & Updating
- Hall, Sitting Room with Fireplace
- Spacious Living/Dining Room
- Kitchen & Useful Utility/Store Room
- 2 Decent Sized Bedrooms & 3 Pc Bathroom
- PVC Dble Glazing & Gas Central Heating
- Early Viewing Highly Rec - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator, telephone point 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 an electric coal effect 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)

This spacious room has a wall mounted gas fire, a pvc double glazed window and television aerial point. There is 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)

Fitted with a number of units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a gas cooker point and a pvc double glazed window.

#### Utility/Store Room

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

This extremely useful room has plumbing for a washing machine and provides excellent storage space. Part of it could be converted to add a ground floor w.c., if required (subject to Building Regulation Approval. 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 also benefits from the open aspect from the front of the house and has a pvc double glazed window, radiator and a useful built-in, 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 suite, comprising a bath, with a shower over, a pedestal wash hand basin, both with a tiled splashbacks and a w.c. PVC double glazed, frosted glass window and a built-in cupboard, housing the hot water cylinder.

### 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

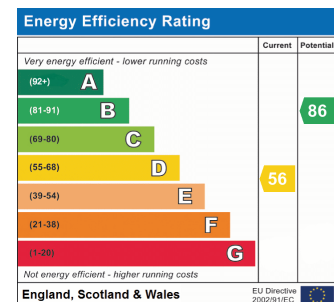
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

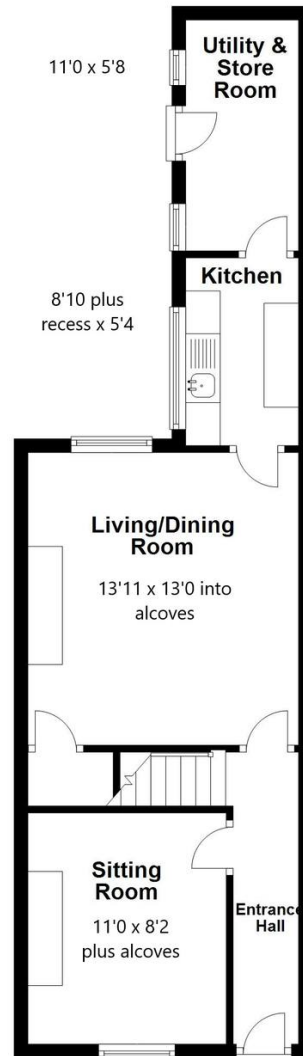
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# FLOORPLAN

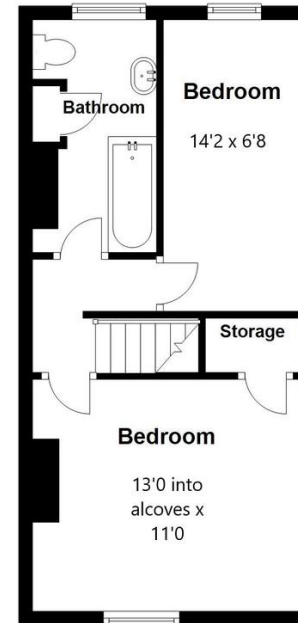
## Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



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 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.

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