





PROPERTY DESCRIPTION

Situated in a particularly pleasing, traffic free position and conveniently located just a short walk from the town centre shops and other amenities, this delightful, garden fronted mid terraced house is well presented and early viewing is strongly recommended. This charming dwelling would be ideal as a starter home for first time buyers but would also be suitable for buyers looking to retire or downsize and has the advantage of quality sash style double glazed windows and gas central heating.

The accommodation of this extremely appealing, nicely proportioned home briefly comprises, an entrance hall, a lovely sitting room, featuring a stone fireplace fitted with a multi fuel stove and double doors leading into the good sized living/dining room, which also has a fireplace and a living flame gas fire. The kitchen is fitted with cream units, a built-in electric oven and a gas hob with an extractor canopy over and a really beneficial attribute is the utility room and ground floor wc. There are three first floor bedrooms and a bathroom, which is tastefully furnished and fitted with a modern three piece white suite, with a shower over the bath. To the rear of the property is an enclosed flagged yard.

FEATURES

- Appealing Garden Fronted House
- Pleasing Traffic Free Position
- Sought After Location - Close to Town
- Hall, Sitting Rm-Stone F'place & Stove
- Living/Din Rm with Fireplace & Gas Fire
- Ftd Kitchen with Oven & Hob, Utility/GF WC
- 3 FF Bedrms & Attractive Bathroom
- PVC Dble Glazing & Gas Central Heating
- Enclosed, Flagged Rear Yard
- Early Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Composite entrance door, with a window light above. Stairs to the first floor, radiator, dado rail and a frosted glass internal window, looking into the sitting room.

Sitting Room

12' 0" x 11' 1" plus alcoves (3.66m x 3.38m plus alcoves)

This charming room features an extremely attractive, carved stone fireplace, fitted with a solid fuel stove, and a beautiful sash style pvc double glazed window. It also has base cupboards, with display shelves above, built into both of the arched chimney breast alcoves, a radiator, picture rail and half glazed, frosted glass double doors, opening into the dining room.

Dining Room

13' 5" x 11' 6" plus recess (4.09m x 3.51m plus recess)

The spacious dining room has a stained wood fireplace, with a tiled inset and hearth, fitted with a living flame gas fire, a quality pvc double glazed sash style window, radiator, television point and under-stairs storage cupboard, with fitted shelves and an electric light.

Kitchen

8' 0" plus recess x 8' 0" plus recess (2.44m plus recess x 2.44m plus recess)

Fitted with modern cream units and drawers, marble effect laminate worktops and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven, a gas hob, with a stainless steel splashback and matching extractor canopy over, and plumbing for a washing machine. PVC double glazed window, tiled floor and pvc double glazed, frosted glass external door.

Utility/Ground Floor W.C.

7' 7" x 6' 1" (2.31m x 1.85m)

This useful room has plumbing for a washing machine, space for a condenser tumble dryer and a laminate worktop. It is also fitted with a w.c., has a pvc double glazed, frosted glass window, radiator and an extractor fan.

First Floor

Landing

The large landing has a pvc glazed window, spindled balustrade, radiator, dado rail and access, via a retractable ladder, to the substantial, boarded loft space, which has a double glazed Velux window and electric light. The wall mounted gas combination condensing central heating boiler is also located on the landing.

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

This double room has a sash style pvc double glazed window and a radiator.

Bedroom Two

9' 2" x 7' 9" (2.79m x 2.36m)

A second double room also with a sash style pvc double glazed window and a radiator.

Bedroom Three

9' 0" plus recess x 5' 3" (2.74m plus recess x 1.60m)

This single room has a sash style pvc double glazed window, fitted shelves and a radiator.



Bathroom

Attractively furnished and fitted with a modern three piece white suite, comprising a bath, with a mixer tap/shower attachment, a separate, additional shower over, tiled splashback and folding glazed shower screen. There is also w.c. and a vanity wash hand basin, which is set into a base cupboard unit with a granite top, a radiator/heated towel rail, downlights recessed into the ceiling and an extractor fan.

Outside

Front

Paved patio forecourt, with surrounding garden borders, stocked with a variety of plants, heathers and shrubs. External light.

Rear

Enclosed, flagged yard.

Directions

From our office, proceed along Church Street and into Manchester Road. At the bottom of Manchester Road, turn right into Bethesda Street, follow the road round to the left into North Street and Clough Terrace is on the right.

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

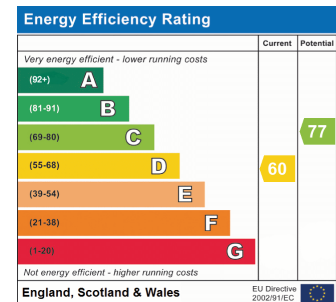
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House To Sell?

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

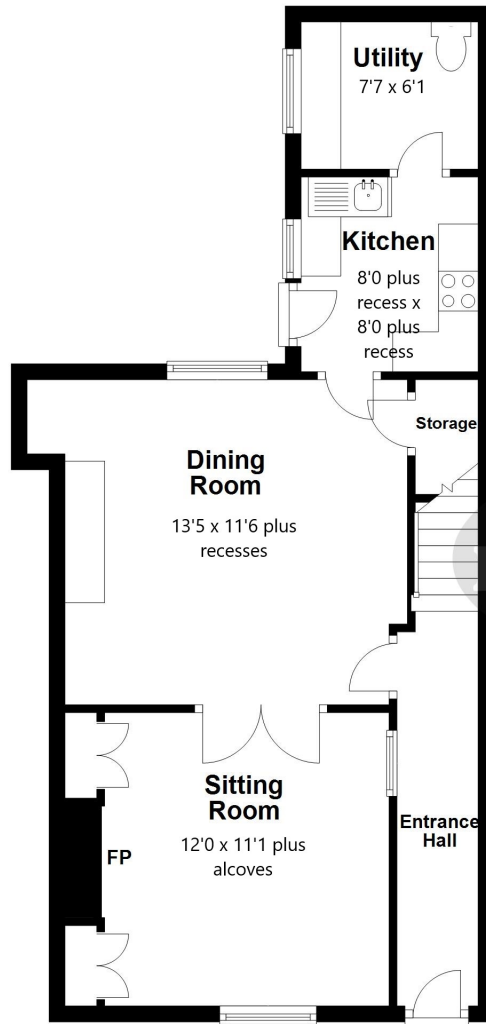
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FLOORPLAN

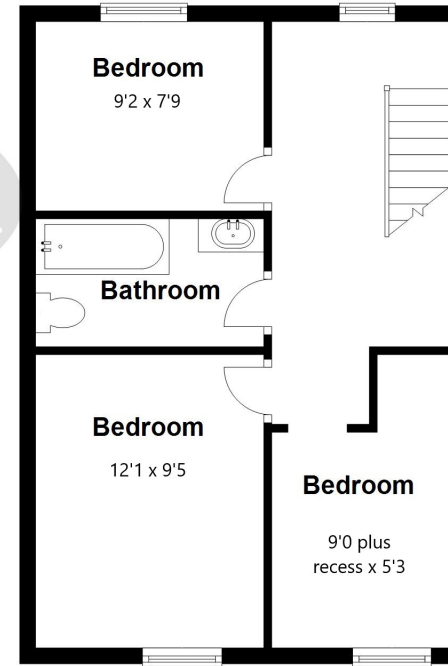
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 91.7 sq. metres (987.2 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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