







## PROPERTY DESCRIPTION

CASH OFFERS ONLY CONSIDERED – In need of renovation and refurbishment, this end terraced house is situated in a popular residential area and conveniently located for access to the town centre shops and other amenities. Having the benefit of gas central heating, run by a condensing combination boiler and pvc double glazing, this nicely proportioned property would be an ideal investment for a builder or a DIY enthusiast.

The accommodation briefly comprises a sitting room, a living/dining room and an extended kitchen. There are two first floor bedrooms, one double and one single and a bathroom, fitted with a three piece white suite. To the rear is a paved yard. NO CHAIN INVOLVED.

## FEATURES

- End Terraced House
- Requires Renovation & Refurbishment
- Popular Residential Area
- Convenient for Access to Town Centre
- Sitting Room & Living/Dining Room
- Extended Kitchen
- 2 Bedrooms - 1 Double & 1 Single
- Bathroom with a 3 Pc White Suite
- PVC Dble Glazing & Gas Central Heating
- CASH OFFERS ONLY CONSIDERED





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, opening into the sitting room.

#### Sitting Room

12' 2" x 11' 8" (3.71m x 3.56m)

The sitting room has a brick fireplace, a pvc double glazed window and a radiator.

#### Small Inner Hall

Stairs to the first floor.

#### Living/Dining Room

13' 6" x 11' 7" into alcoves (4.11m x 3.53m into alcoves)

This second reception room has a fireplace, pvc double glazed windows in the rear and side elevations, a radiator and under-stairs storage cupboard.

#### Kitchen

8' 9" x 4' 7" plus recess (2.67m x 1.40m plus recess) and 8' 2" x 5' 8" (2.49m x 1.73m)

The extended kitchen is in two parts and split level. The upper level has a window, wall units and a pvc double glazed, frosted glass external door and the lower level has base and wall units and a single drainer sink, with a mixer tap.

### First Floor

#### Landing

Access to the loft space and a radiator.

#### Bedroom One

12' 3" x 11' 9" into alcoves (3.73m x 3.58m into alcoves)

This double room has a pvc double glazed window, a radiator and under-stairs storage cupboard.

#### Bedroom Two

10' 1" x 7' 9" plus recess (3.07m x 2.36m plus recess)

This single room has a pvc double glazed window, radiator and built-in cupboards, one of which houses the gas condensing combination central heating boiler.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, a pedestal wash hand basin and a w.c.



### Outside

#### Rear

Paved 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

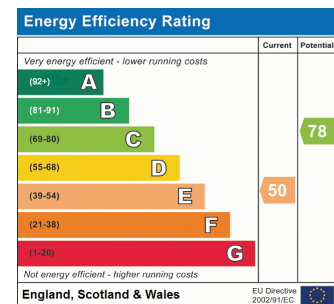
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

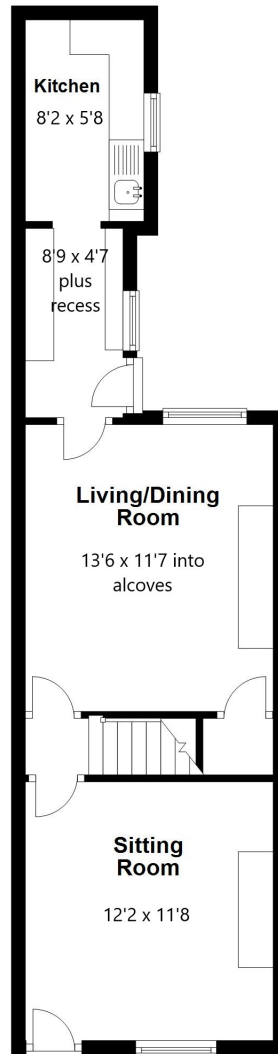
21C24TT



# FLOORPLAN

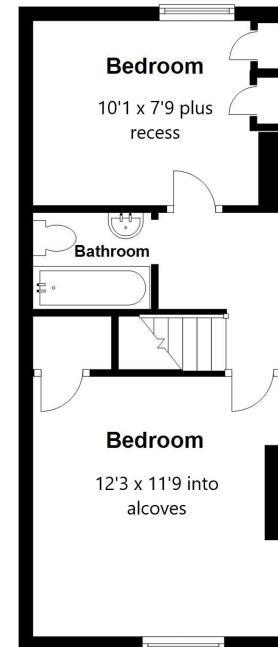
## Ground Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 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.

Plan produced using PlanUp.

