







## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this beautiful home, which is located on an extremely popular row of terraced houses and has been considerably upgraded over recent years by the present owners to a very good standard. An ideal property for a buyer looking for their first home or for those wanting to be close to amenities, with the town centre shops, cafes, the Doctors' Surgery and public transport being just a short walk away. Providing nicely proportioned living space, this very appealing dwelling is well presented and tastefully furnished throughout.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway and a fabulous, open plan living room and breakfast kitchen. The living room has a fireplace recessed into the chimney breast fitted with a multi fuel stove and the kitchen has been stylishly fitted with a good range of shaker style units and appliances, namely an electric oven, a microwave, an electric hob, with an extractor canopy over and integral dishwasher and fridge/freezer. There is also a useful utility room, which has the same units as the kitchen, has plumbing for a washer and space for a condenser dryer.

The landing allows access to the fully boarded loft space, there are two bedrooms, one double and one single, both having open wardrobe space, and a bathroom, which is attractively equipped with a modern three piece white suite, with a shower over the bath.

The enclosed rear yard has a raised, composite decked patio, with the remainder being laid with Indian stone flags, and has a substantial timber shed.

## FEATURES

- Extremely Appealing Mid Terraced Hse
- Considerably Upgraded by Current Owners
- Well Presented & Tastefully Furbished
- Short Walk to Town & Local Amenities
- Open Plan Living Room & B'fast Kitchen
- Stylish Kitchen inc. Appl'ces & Utility Rm
- 2 Bedrooms & Attractive 3 Pc Bathroom
- Rear Yard with Composite Decked Patio
- PVC DG & GCH – Early Vwq Strongly Rec.
- Ideal for FTB's or Buyers looking to Downsize





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hallway

Double glazed, frosted glass composite entrance door, with a pvc double glazed window light above. Upright contemporary radiator, downlights recessed into the ceiling and stairs leading to the first floor.

### Open Plan Living Room & Breakfast Kitchen

24' 8" plus recess x 9' 11" plus recesses (7.52m plus recess x 3.02m plus recesses) Previously two rooms, which have been opened up to create one large open plan space, perfect for modern day living, with the living room featuring a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a stone hearth, and display shelves built into both chimney breast alcoves, with concealed lighting in both alcoves. There is also an under-stairs storage area.

The superbly refurbished kitchen is well equipped with an extensive range of stylish shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, microwave oven and ceramic electric hob, with an extractor canopy over, as well as an integral fridge/freezer and dishwasher. The gas condensing combination central heating boiler is concealed in a cupboard matching the units and there are pvc double glazed windows and contemporary upright radiators in both the living room and kitchen, with downlights recessed into the ceiling throughout.

### Utility Room

5' 11" x 4' 0" plus recess (1.80m x 1.22m plus recess)

A useful attribute, the utility room is fitted with a wall unit and a worktop, with tiled splashback, matching those in the kitchen, and has plumbing for a washing machine, space for a condenser tumble dryer, downlights recessed into the ceiling and a pvc double glazed external door.

## First Floor

### Landing

Access, via a folding wooden ladder, to the boarded loft space, which has an electric light.

### Bedroom One

13' 4" into recesses x 12' 4" (4.06m into recesses x 3.76m)

A good sized double room, with a pvc double glazed window, radiator and downlights recessed into the ceiling. There is also a sizeable recess/open wardrobe, fitted with clothes hanging rails, and another with fitted shelves.

### Bedroom Two

12' 1" x 6' 11" plus recess (3.68m x 2.11m plus recess)

This room has a pvc double glazed window, downlights recessed into the ceiling, a radiator and also a recess/open wardrobe, fitted with clothes hanging rails.

### Bathroom

9' 6" x 5' 2" (2.90m x 1.57m)

Tastefully refurbished, the very attractive bathroom is fitted with a three piece white suite, comprising a 'P' shaped, double ended bath, with a central mixer tap, a shower over and ceiling height tiled splashback, a w.c. and a wash hand basin, recessed into a drawer unit. Chrome finish radiator/heated towel rail, downlights recessed into the ceiling and a pvc double glazed, frosted glass window.

## Outside

### Rear

The pleasant, enclosed yard has a raised composite decked patio, with the remainder being laid with Indian stone flags. There is also a timber shed, an external light and cold water tap.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads turn right into Fernlea Avenue, continue on to the traffic lights by the Police Station and turn right immediately though the lights into Rainhall Road. Take the second left turning off Rainhall Road into Park Road and the turn first right into Beech 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

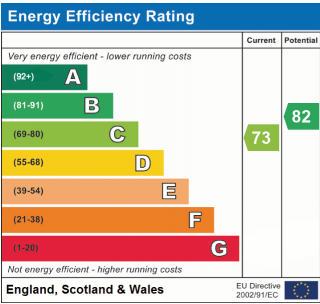
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

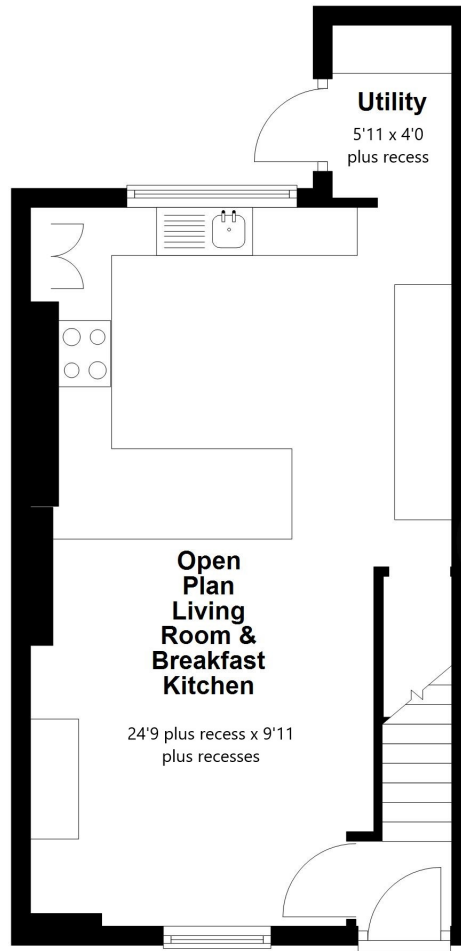
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## FLOORPLAN

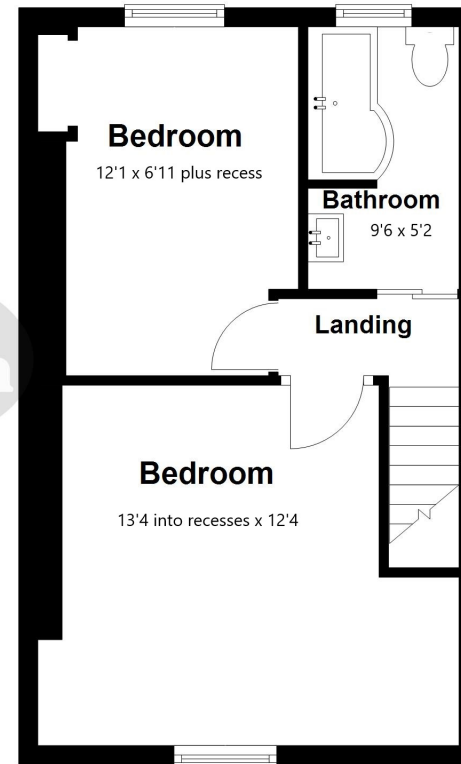
### Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 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.