







## PROPERTY DESCRIPTION

Conveniently situated just a short stroll from the town centre, this attractive garden fronted mid terraced house is well presented and offers an excellent family home. Ideal for a wide range of prospective buyers, the properties' location is close to schools, the leisure centre and also within easy reach of public transport links.

The well proportioned accommodation is complemented by pvc double glazing and gas central heating. The ground floor features an entrance hall, a comfortable sitting room, with built-in storage to both chimney breast alcoves and a spacious dining kitchen. The kitchen is fitted with modern units and built-in appliances and leads into a useful utility room, which incorporates a practical ground floor w.c.

The property offers superb flexibility over three floors. On the first floor are three bedrooms, two double and a good sized single, plus a bathroom, which has a three piece white suite, with a shower over the bath. A permanent staircase from the largest bedroom leads to a large attic room, which offers great versatility for a teenager's space, an occasional fourth bedroom, a home office or a hobby room.

Externally, the property is low maintenance, with an artificial grass and slate covered forecourt and an enclosed rear yard, with an outbuilding, providing excellent storage space.



## FEATURES

- Garden Frontd House in Good Location
- Deceptively Spacious & Attractively Pres'td
- Short Walk from Town Centre Amenities
- Appealing Family Home – Ideal for FTB's
- Entrance Hall & Pleasant Sitting Room
- Large, Ftd Dining Kitchen inc. Appliances
- Useful Utility Room Incorporating a WC
- 3 FF Bedrooms & Large Attic Room
- 3 Pc Bathroom with Shower over Bath
- PVC DG & GCH – Early Vwg Strongly Rec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above, radiator and an under-stairs storage cupboard/half pantry, with an electric light. The hall is also laid with attractive 'herringbone' finish flooring, which is also fitted in the sitting room and dining kitchen.

#### Sitting Room

12' 9" x 10' 5" plus alcoves (3.89m x 3.17m plus alcoves)

This very pleasant room has a pvc double glazed window, radiator and original base cupboards built into both of the arched chimney breast alcoves.

#### Dining Kitchen

14' 3" into stair recess x 13' 6" (4.34m into stair recess x 4.11m)

The large kitchen provides ample space for a good sized dining table and is fitted with modern units, solid wood worktops, with tiled splashbacks, and a ceramic sink, with a mixer tap. It also has an electric cooker, with stainless steel extractor canopy over, an integral slimline dishwasher and fridge, a radiator, pvc double glazed window and an open staircase, with a spindled balustrade, leading up to the first floor.

#### Utility & WC

7' 5" plus recess x 5' 5" plus recesses (2.26m plus recess x 1.65m plus recesses)

This extremely useful room has plumbing for a washing machine, space for a condenser tumble dryer, fitted shelves, a pvc double glazed window and pvc double glazed, frosted glass external door. This room also incorporates a separate w.c., always a beneficial attribute in any home.

### First Floor

#### Landing

Radiator.

#### Bedroom One

11' 7" plus recess x 8' 10" plus recess (3.53m plus recess x 2.69m plus recess)

This double room has a pvc double glazed window, a radiator and enclosed stairs leading to the second floor loft room.

#### Bedroom Two

10' 5" plus recess x 8' 3" (3.17m plus recess x 2.51m)

Another double room, with a pvc double glazed window and a radiator.

#### Bedroom Three

12' 11" x 6' 2" (3.94m x 1.88m)

This good sized single room has a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a modern three piece white suite, comprising a bath, with a mixer tap, which has two shower attachments - one a fixed overhead shower and the other a flexible, hand-held shower head - and a glazed shower screen. There is also a w.c. and pedestal wash hand basin, with a mixer tap and a vanity mirror above. The walls around the bath/shower are tiled to ceiling height and the wall behind the w.c. and basin is half tiled. The bathroom has a chrome finish radiator/heated towel rail, downlights recessed into the ceiling and an extractor fan.

### Second Floor

#### Loft Room

14' 1" into recesses x 13' 10" (4.29m into recesses x 4.22m)

With restricted headroom in parts, this extremely useful room could serve any number of purposes, including an occasional bedroom, and has a double glazed Velux window and a radiator.

### Outside

#### Front

The garden forecourt is partially flagged, with the remainder being covered with artificial grass and chopped slate.

#### Rear

Enclosed yard, with a useful outbuilding which has a pvc entrance door.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue then turn right immediately through the traffic lights by the Police Station into Rainhall Road. Take the second left turning off Rainhall Road into Park and the house is 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.

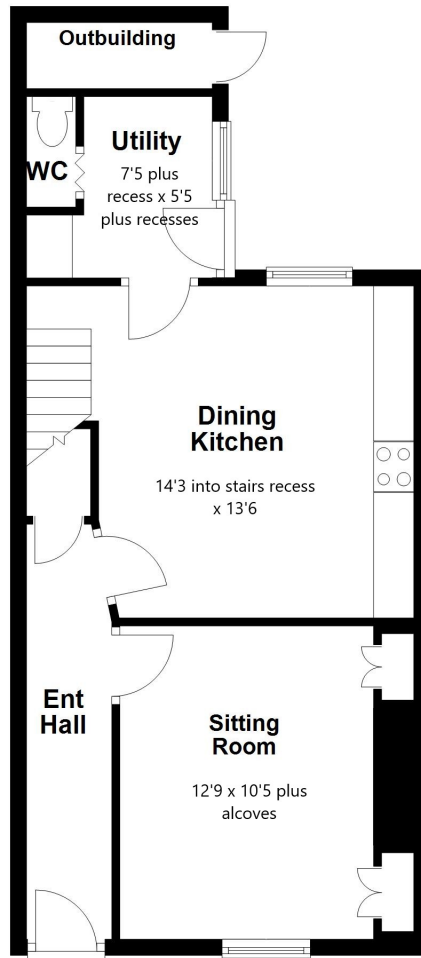
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

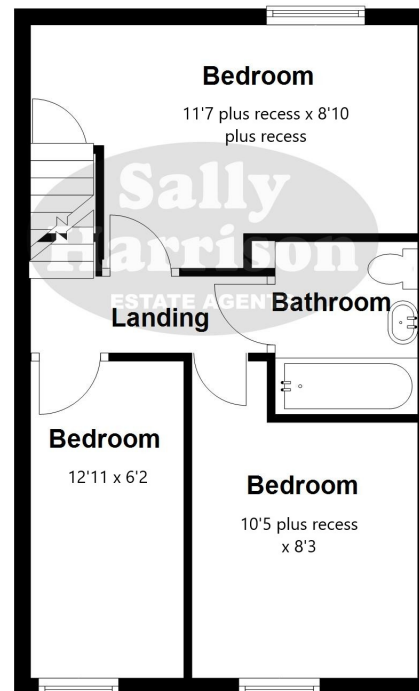
## Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



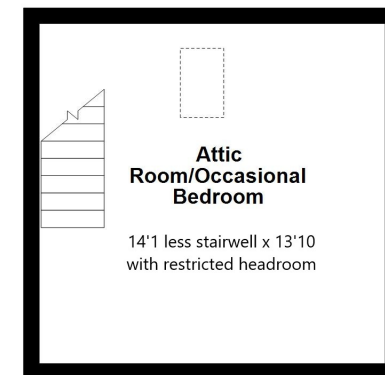
## First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



## Second Floor

Approx. 18.1 sq. metres (194.6 sq. feet)



Total area: approx. 103.8 sq. metres (1117.7 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.