







## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this beautiful home, which is located on an extremely popular row of terraced houses and would be an ideal property for buyers looking for their first home or those wanting to downsize. Conveniently positioned within a short walk from the town centre, residents can enjoy easy access to cafés, independent shops, micro bars, and a wide range of local amenities, all of which are close at hand. Providing nicely proportioned living space, this very appealing dwelling is well presented and tastefully furnished throughout.

The accommodation offers nicely proportioned living space and is well presented and tastefully furnished throughout. Benefits include pvc double glazing and gas central heating, powered by a Worcester boiler which was newly installed in October 2025.

The ground floor briefly comprises an entrance hallway, a pleasant dining room with glazed oak double doors that open into a spacious living room. This inviting space flows into the kitchen and features a rustic fireplace fitted with a multi fuel stove. The nice sized kitchen is fitted with modern shaker style units, solid wood worktops, and integrated appliances, including an electric oven, five ring gas hob, and microwave.

To the first floor, the landing allows access to a fully boarded loft, providing excellent storage. There are two double bedrooms, one with a built-in wardrobe, and a larger than average bathroom, which is attractively equipped with a modern four-piece white suite, including a free-standing bath and a double sized shower cubicle with a rainfall style shower head.

Externally, the enclosed rear yard features a raised decked patio area, perfect for alfresco dining and entertaining in the warmer months.

## FEATURES

- Extremely Appealing Mid Terraced House
- Beautifully Presented & Nicely Proportioned
- Short Walk from Town & Local Amenities
- Ideal for FTB's or Buyers Downsizing
- Ent Hallway & Pleasant Dining Room
- Spacious Living Rm - Rustic F'Place & Stove
- Stylish Fitted Kitchen inc. Appliances
- 2 Dble Bedrooms & Attractive 4 Pc Bathroom
- PVC DG & GCH – New Boiler October 2025
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door. Stairs to the first floor and an oak internal door opening into the dining room.

#### Dining Room

11' 0" x 9' 7" (3.35m x 2.92m)

A pleasant, light and airy room, which is laid with wood finish laminate flooring and has two large recesses, both with fitted display shelving and one having a built-in base cupboard. PVC double glazed window and glazed oak double doors opening into the living room.

#### Living Room

13' 7" into alcoves x 13' 5" (4.14m into alcoves x 4.09m)

This spacious second reception room features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, and has a pvc double glazed window and under-stairs storage cupboard.

#### Kitchen

9' 5" x 6' 2" plus recess (2.87m x 1.88m plus recess)

The nicely proportioned kitchen is attractively furnished and fitted with modern grey shaker style units, solid wood worktops and a Belfast style sink, with a mixer 'hose' style tap. It also has a built-in electric oven, a five ring gas hob, with a stainless steel extractor canopy over, a microwave oven, plumbing for a washing machine, a pvc double glazed window and pvc double glazed external door. The floor is tiled and has under-floor heating.

### First Floor

#### Landing

Access, via a folding wooden ladder, to the boarded loft space, which houses the gas condensing combination central heating boiler, that was newly installed in 2025.

#### Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

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

#### Bedroom Two

12' 9" x 7' 5" (3.89m x 2.26m)

A second double size room, with a pvc double glazed window and a radiator.

#### Bathroom

10' 0" x 5' 2" (3.05m x 1.57m)

The larger than average bathroom is tastefully furnished and fitted with a modern four piece white suite, comprising a free standing bath, a double size shower cubicle, with a 'rainfall' style shower head, a pedestal wash hand basin and a w.c. It has a chrome finish radiator/heated towel rail, downlights recessed into the ceiling and a pvc double glazed window.

### Outside

#### Rear

Enclosed, paved yard, with a raised decked patio area, a cold water tap and external light.

#### Directions

From our office on Church Street proceed into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights. Turn right immediately through the lights into Rainhall Road and then second left into Park Road. The turning into Beech Street is the first on the right off Park Road.

#### 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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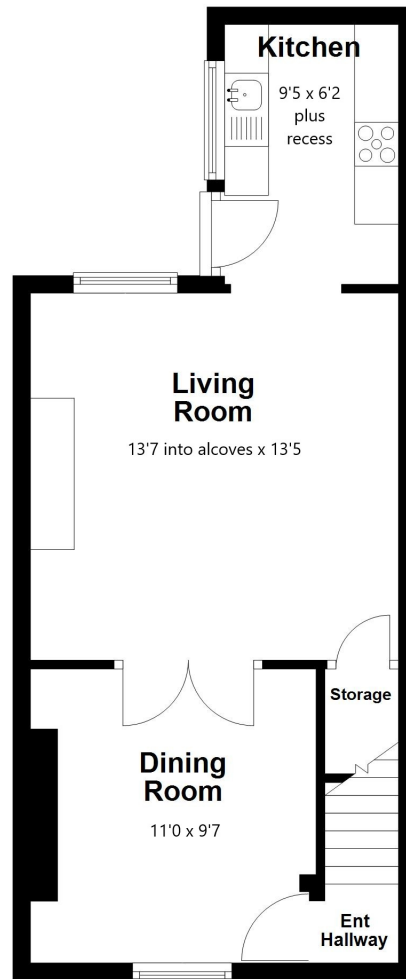
Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		67	79
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	



## FLOORPLAN

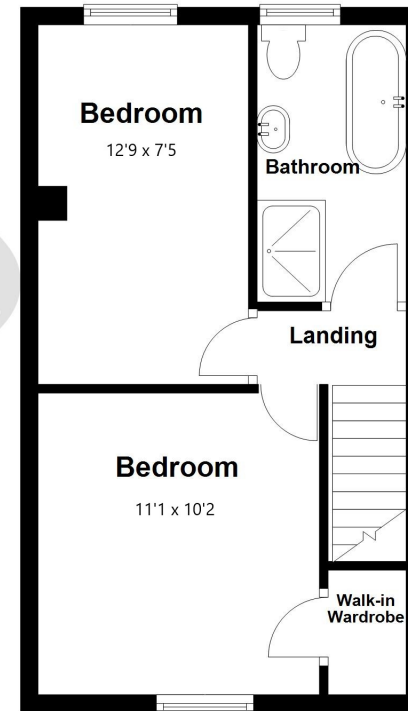
### Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



10'0 x 5'2



Total area: approx. 70.3 sq. metres (756.4 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.

