



**Offered for sale with no forward chain**

**Ideal for first time buyer**

**Spacious open plan lounge diner**

**Traditional bay fronted terrace**

**Town centre location**

**Separate garage included**

**Two spacious double bedrooms**

**Modern kitchen and separate utility**

**Easy access to local amenities**

**Private road with no through traffic**

Offered for sale with no forward chain. This Charming traditional terraced home is situated at the end of a private laning, with no through traffic on a quiet side road. This lovely, bay fronted property has plenty to offer, with a spacious open plan, lounge diner, modern kitchen, and separate utility, as well as two double bedrooms. This is an ideal property for anybody who wants to live in the town centre, but enjoys being off the beaten track. Situated just outside of the town centre, the property offers easy access to local amenities, popular schools, and both bus and train station are within easy reach. The accommodation briefly comprises entrance vestibule, entrance hall, spacious open plan, lounge diner and contemporary kitchen with range oven, and useful rear utility. To the first floor, there are two spacious double bedrooms, bathroom, and a large storage room, which would also make a good home office space. Externally, the property has a patio style, walled garden to the front, a low maintenance rear yard and also boasts a separate garage, positioned over the road.

## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted glass, numbered panel and matching uPVC top light. A wooden glazed door leads into the inner hallway.

### Hallway

The hallway features high ceilings and original cornice. There is a radiator, stairs to the first floor and access into the lounge diner.

### Lounge diner

A spacious, light, and airy, dual aspect, lounge diner. To the lounge area, the uPVC double glazed, bay window floods the room with natural light. There is neutral décor, an open chimney breast, and a radiator. To the dining area you will find a uPVC double glazed window, overlooking the rear of the property, a radiator, an open chimney breast, and neutral décor. Provides access into the kitchen.

### Kitchen

A good size, contemporary modern kitchen, with a range of cream wall and base units with contrasting work surfaces and metro style tiled splashback's. there is a stainless steel sink and drainer unit, with mixer tap, a freestanding range cooker, with five ring, gas burning hob, and two separate oven compartments. The kitchen features a radiator and a large, under stairs storage cupboard. There is a uPVC double glazed window overlooking the rear of the property and tiled flooring. Provides access into the rear utility.

### Utility room

A useful utility room, which is fitted to match the kitchen, with plumbing for a washing machine, contemporary wall units, and contrasting worksurfaces. There is space for a fridge freezer and tiled flooring, with a uPVC double glazed window and a uPVC double glazed door, which leads out onto the rear yard.

### First floor landing

The first floor landing provides access into two double bedrooms, storage room and the family bathroom.



### **Storage room**

This useful space has a fully glazed door and offers excellent storage, due to its size it would also make a home office space if required.

### **Bedroom one**

Located at the front of the property is the generously proportioned and well presented double bedroom, with neutral décor, a uPVC double glazed window overlooking the front of the property and a radiator.

### **Bedroom two**

A second good size double bedroom, with neutral décor, a uPVC double glazed window overlooking the rear of the property and a radiator.

### **Bathroom**

A good size bathroom, with suite briefly comprising of; bath with mixer shower above featuring wall mounted rainfall, showerhead and wall mounted controls, with glass shower screen. There is a toilet and corner sink, with tiled splash backs, a uPVC double glazed, frosted glass window, and a radiator. The bathroom has tiled flooring and part tiled walls.

### **Externally**

To the front of the property, there is a patio style garden with gated access. To the rear of the property, there is an enclosed, low maintenance rear yard. The property also boasts a garage, which is positioned over the road, situated at the end of a shared laning with no through traffic.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC C**



## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1049.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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