



Goyt Terrace,  
Brampton,  
Factory Street  
£140,000

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**PINEWOOD**  
PROPERTIES

*Est. 2004*



**\*\*VIRTUAL VIDEO VIEWING AVAILABLE\*\*NO CHAIN\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\* WALKING DISTANCE TO TOWN CENTRE\*\*This is a recently refurbished two bed plus occasional/study room, three storey mid terrace town house located close to the town centre in the sought after location of Brampton, walking distance to the town centre and all the shops, bars and restaurants that Chatsworth Road has to offer. The property comprises of a lounge, modern fitted kitchen, modern family bathroom with shower over bath, study/box room and attic bedroom. With off road parking to the rear for one car and a fully enclosed rear garden and patio. uPVC Double Glazing and Gas Central Heating.**

**\*\*NEW DECOR THROUGHOUT\*\***

**\*\*Please call Pinewood Properties for a viewing or book online via our website\*\***

- Walking Distance to Town Centre
- Accommodation set over Three Floors
- Two Double Bedrooms plus Occasional Room
- Fully Enclosed Rear Garden
- Gas Central Heating and uPVC Double Glazing
- Modern Bathroom with Shower over Bath
- Modern Kitchen
- Off Road Parking to Rear
- NEW Neutral Decor and Carpets
- Sought after Location of Brampton

### **Lounge**

12'0" x 12'1" (3.67 x 3.70)

This spacious lounge to the front of the property is fitted with a grey carpet and white painted decor. The Lounge features an electric fireplace in a wooden surround with a uPVC double glazed window looking into the front garden and uPVC door.

### **Kitchen**

8'11" x 10'3" (2.74 x 3.14)

This modern kitchen looks over onto the rear garden of the property through a uPVC double glazed window. There is a selection of cupboards and drawers fitted into the kitchen, as well as an extractor fan hood, four ring electric hob and double oven. The kitchen has a breakfast bar and entrance to the properties first floor, with a separate storage room with lighting and electricity.

### **Bathroom**

12'1" x 4'8" (3.70 x 1.44)

This modern bathroom is fitted with a white three piece suite with shower on the wall, low flush toilet and pedestal hand basin with chrome taps. The bathroom has white painted decor and linoleum flooring. The combi boiler for the property is situated on the bathroom wall.

### **Bedroom One**

12'3" x 12'3" (3.74 x 3.75)

This generous double bedroom is fitted with cream carpets, white painted decor, a

double glazed window looking onto the front of the property and mounted gas central heated wall radiator.

### **Study/Occasional Room**

6'1" x 7'6" (1.86 x 2.30)

Additional room onto the property with cream carpets, white painted decor and wall mounted gas central heated radiator.

### **Attic Double Room**

12'4" x 12'2" (3.76 x 3.71)

The attic room is a double bedroom it is painted white with a cream carpet with a double glazed window looking out onto the front of the property.

### **Rear Garden**

The rear garden to the property is fully enclosed with part lawn, part patio and a gate leading onto the properties off road parking space.

### **General**

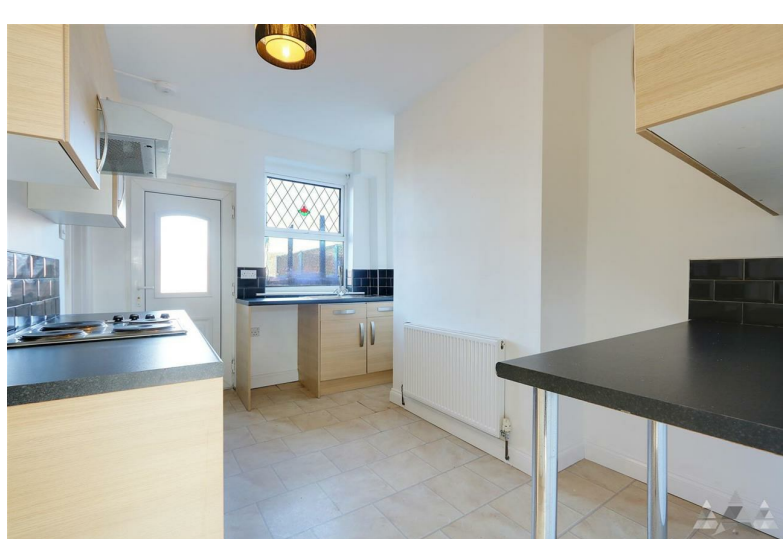
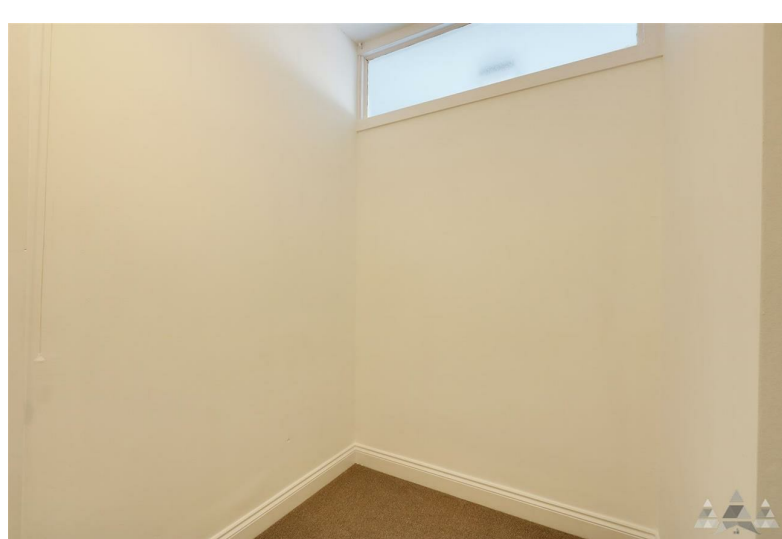
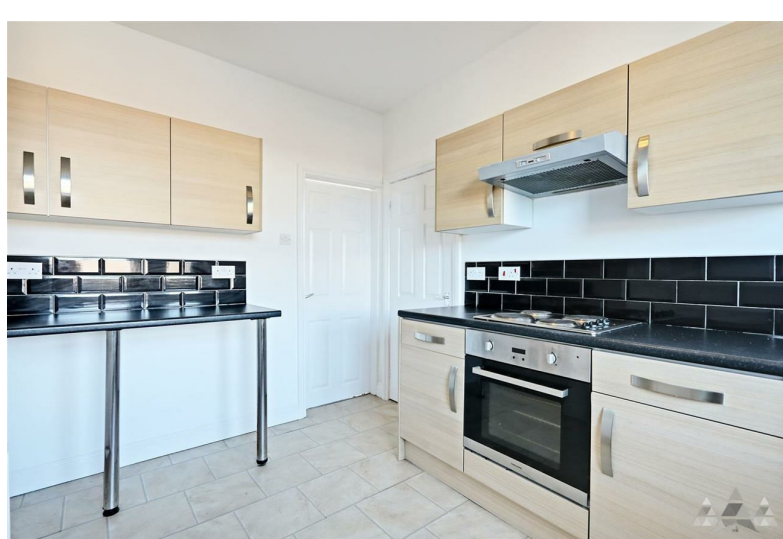
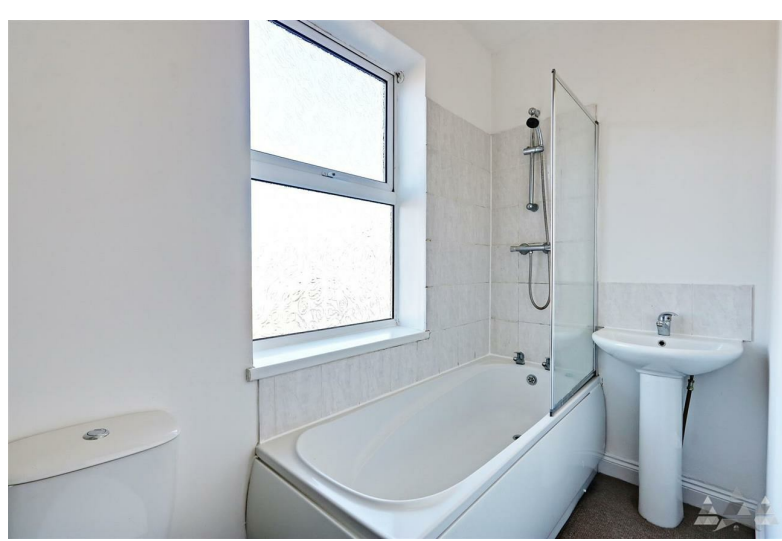
Tenure: Freehold

Energy Performance Rating: D

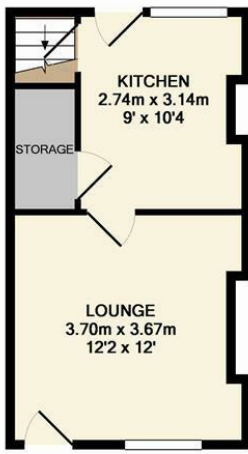
Fully uPVC Double Glazing

Gas Central Heating

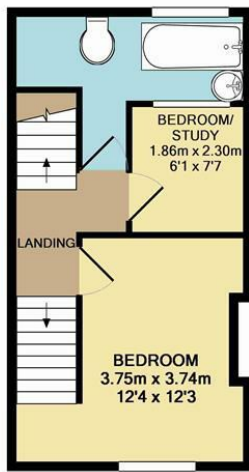
Total Floor Area: 687 sq ft / 63.8 sq m



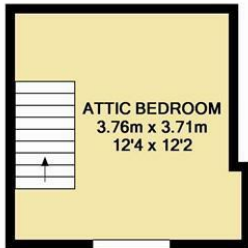




GROUND FLOOR  
APPROX. FLOOR  
AREA 24.5 SQ.M.  
(264 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 26.1 SQ.M.  
(281 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 13.2 SQ.M.  
(142 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.8 SQ.M. (687 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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