

# Peter David

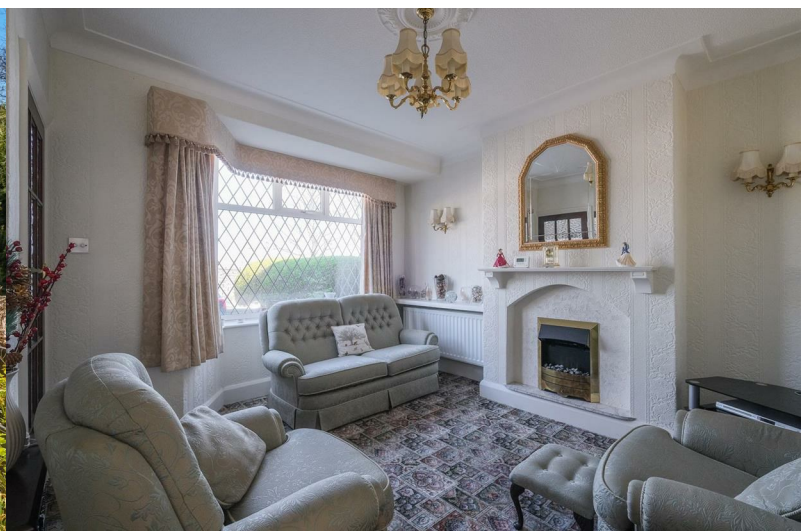
# Properties Ltd

Residential Sales and Lettings



**Paddock Lane,**

**£159,950**





This charming two bedroom mid-terrace home offers a great opportunity to acquire a well-loved property with generous living space and a wonderful enclosed garden.

Upon entering, you are welcomed into an entrance vestibule with stairs rising to the first floor. The ground floor boasts a bright and inviting lounge, featuring a fireplace and large bay window that floods the room with natural light. To the rear, a separate dining room provides an ideal space for family meals or entertaining, with views over the garden.

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace, and leads through to a useful rear porch/utility area with access to the garden.

Upstairs, the property comprises two well-proportioned bedrooms. The principal bedroom is particularly spacious, benefiting from fitted wardrobes and a pleasant outlook. The second bedroom is ideal as a guest room, nursery, or home office. A family bathroom completes the first floor, fitted with a bath, wash basin, and WC.

Externally, the property truly shines. To the rear is a delightful, mature garden filled with an array of established plants, flowers, and shrubs, creating a peaceful and private outdoor retreat. A paved pathway leads through the garden to a useful storage shed. To the front, there is a driveway providing off-street parking.

Retaining much of its original character, this home offers excellent potential for modernisation and personalisation, making it perfect for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to appreciate the charm, space, and potential this lovely home has to offer.

- TWO WELL-PROPORTIONED BEDROOMS WITH FITTED STORAGE
- SEPARATE DINING ROOM OVERLOOKING THE REAR GARDEN
- SPACIOUS BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE
- BEAUTIFULLY MAINTAINED, MATURE REAR GARDEN WITH SHED
- DRIVEWAY PROVIDING OFF-STREET PARKING
- EXCELLENT POTENTIAL FOR MODERNISATION AND PERSONALISATION
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - B

## Accommodation

### Entrance vestibule

### Lounge

11'7" x 14'4" (3.55 x 4.37)

### Kitchen

1'7" x 15'1" (0.5 x 4.6)

### Dining room

9'4" x 9'4" (2.85 x 2.85)

### First floor

#### Bedroom one

14'5" x 14'4" (4.4 x 4.37)

#### Bedroom two

7'8" x 9'4" (2.35 x 2.85)

### Bathroom

5'6" x 5'10" (1.7 x 1.8)

### Directions

Please use post code HX2 0LB for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



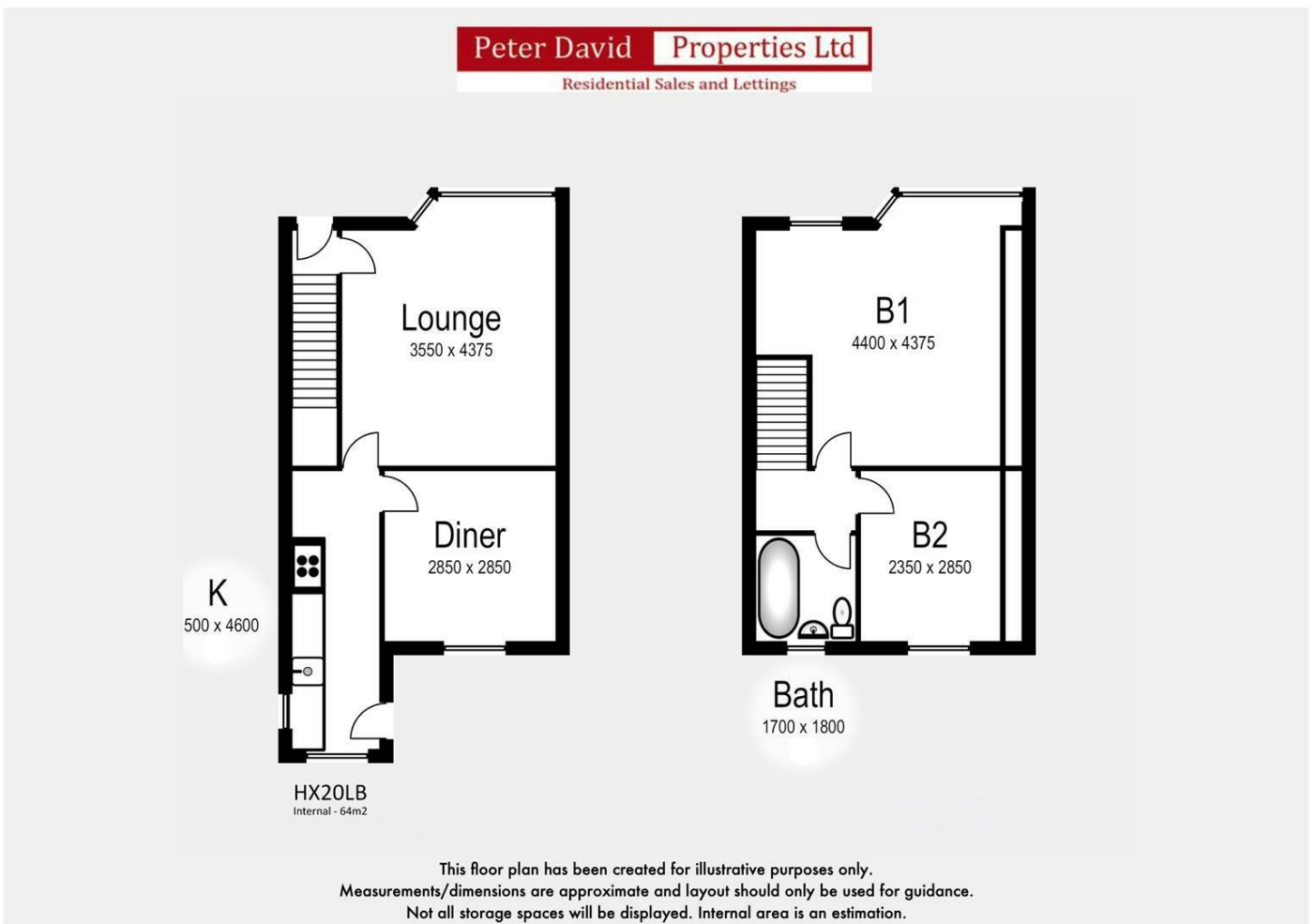
## Hybrid Map



## Terrain Map



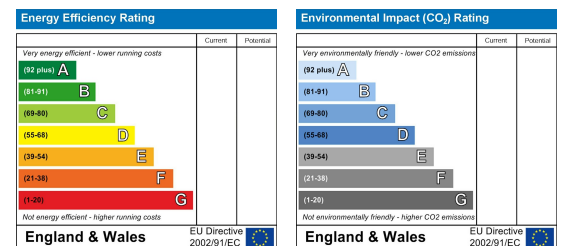
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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