



ESTATE AGENTS

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Guide Price £315,000

****Guide Price £315,000 to £325,000****

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, THREE/ FOUR BEDROOM OLDER STYLE MID TERRACED HOUSE, having been recently modernised to a high standard by the current owners.

Accommodation comprises an entrance porch, entrance hallway, GOOD SIZED RECEPTION ROOM/ BEDROOM and a further BEDROOM to the ground floor. The lower ground floor hall leads to a NEWLY FITTED KITCHEN opening to a GOOD SIZED LOUNGE/ DINING ROOM with access to the rear garden, a separate NEWLY FITTED SHOWER ROOM and a SEPARATE WC, whilst also having further access to the front via external steps to street level. To the first floor there are TWO FURTHER DOUBLE BEDROOMS, with the master bedroom having a FEATURE FIREPLACE, and a NEWLY FITTED BATHROOM. There are modern comforts including double glazing, LED spotlights and gas central heating. The REAR GARDEN enjoys a large area of decking, perfect for outdoor dining and entertaining.

Conveniently positioned on this sought-after road within easy reach of amenities. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE PORCH

Further door opening to:

ENTRANCE HALL

Radiator, stairs to upper and lower floor accommodation, double glazed window to rear aspect.

RECEPTION ROOM/ BEDROOM

11'4 x 11'1 (3.45m x 3.38m)

Double glazed bay window to front aspect, LED spotlights, radiator.

BEDROOM

11'6 x 9'5 (3.51m x 2.87m)

Double glazed window to rear aspect providing an outlook onto the garden, LED inset ceiling spotlights, radiator.

LOWER GROUND FLOOR HALL

UPVC door providing access to front, with steps rising to street level, door opening to:

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap, extractor fan, frosted double glazed window to side aspect.

SHOWER ROOM

Newly fitted with walk in shower unit with electric shower, tiled walls, wash hand basin, chrome style heated towel rail, frosted double glazed window to rear aspect.

KITCHEN AREA

13'9 into bay x 8'1 (4.19m into bay x 2.46m)

Newly fitted with a range of eye and base level units, countertop space, stainless steel sink with mixer tap, four ring gas stove with extractor above and electric oven below, part tiled walls, cupboard housing the combi boiler, space and plumbing for washing machine, space for freestanding fridge freezer, double glazed bay window to rear aspect with glass double glazed door opening to the rear garden, open plan to:

LOUNGE/ DINING ROOM

11'5 x 11'3 (3.48m x 3.43m)

Double glazed window to front aspect providing views over the front courtyard, LED inset spotlights, radiator.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft hatch providing access to loft space, built in storage cupboard, doors to:

BEDROOM

10'4 x 11'3 (3.15m x 3.43m)

Feature fireplace, double glazed bay window to front aspect, LED spotlights, radiator.

BEDROOM

11'7 x 9'5 (3.53m x 2.87m)

Double glazed windows to rear aspect, inset LED spotlights, radiator.

FAMILY BATHROOM

Newly fitted and comprising a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and storage beneath, low level dual flush wc, part tiled walls, chrome style heated towel rail, extractor fan, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Lower ground floor courtyard with entry to property and steps rising to the street level, further entrance at street level.

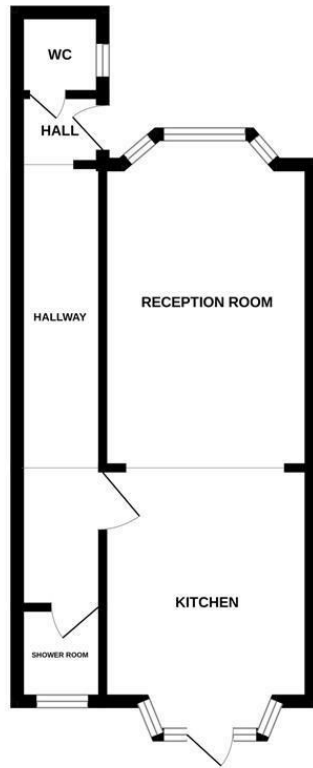
REAR GARDEN

Decked with walled and fenced boundaries, rear access gate.

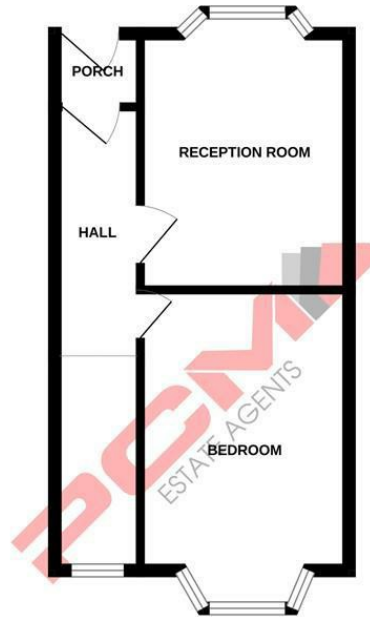
Council Tax Band: B



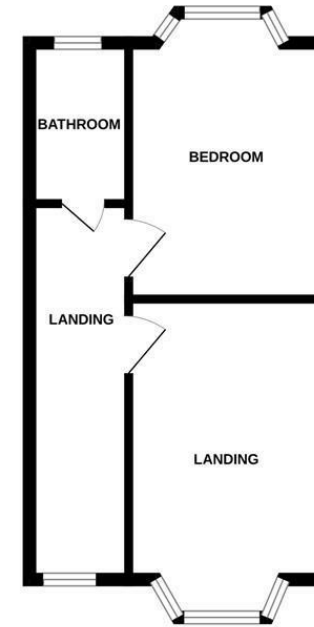
LOWER GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			87
(81-91) B		69	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.