



ESTATE AGENTS

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**Price £265,000**

PCM Estate Agents are delighted to present this FOUR BEDROOM MID-TERRACED PERIOD FAMILY HOME, offering an excellent OPPORTUNITY FOR MODERNISATION, ideally located close to Alexandra Park.

Arranged over three floors, the property provides well-proportioned and versatile accommodation. The ground floor comprises an entrance hall leading to a BAY FRONTED LIVING ROOM, a separate DINING ROOM and a kitchen positioned to the rear of the property. On the first floor, there are TWO GENEROUSLY SIZED BEDROOMS, along with a family bathroom and a SEPARATE WC. The top floor features TWO ADDITIONAL BEDROOMS, making the home ideal for growing families or those seeking flexible living space. Further benefits include gas-fired central heating and double glazing. Externally, the property enjoys a COURTYARD STYLE GARDEN, providing a private outdoor space to relax and unwind.

Conveniently situated, the home is within easy reach of well-regarded schools and a range of local amenities, as well as the open green spaces of Alexandra Park.

Early viewing is highly recommended. Please contact the owners' agents to arrange your appointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Electric meters and consumer unit, further door opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, door opening to:

#### **LOUNGE**

14'2 max into bay x 12'8 (4.32m max into bay x 3.86m)

Wall mounted thermostat, original ceiling rose, picture rail, cornicing, radiator, double glazed bay window to front aspect.

#### **DINING ROOM**

12'8 max x 10'1 max (3.86m max x 3.07m max )

Radiator, double glazed window to rear aspect.

#### **KITCHEN**

11'2 max x 8'3 max (3.40m max x 2.51m max )

In need of modernisation, comprising a range of eye and base level units, space for gas cooker, space and plumbing for washing machine, space for under counter fridge freezer, inset sink with mixer tap, wall mounted gas boiler, part tiled walls, double glazed window to side aspect and door opening to the rear garden.

#### **HALF LANDING**

Stairs to main landing, access to:

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

#### **SEPARATE WC**

WC, radiator, loft hatch, frosted double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor, radiator, doors to:

#### **BEDROOM**

16'5 max x 14'4 max into bay (5.00m max x 4.37m max into bay)

Radiator, picture rail, cornicing, ceiling rose, double glazed window to front aspect and separate double glazed window to front aspect.

#### **BEDROOM**

12'8 x 10'2 (3.86m x 3.10m)

Original feature fireplace with surround and stone hearth, radiator, double glazed window to rear aspect.

#### **SECOND FLOOR LANDING**

Radiator, further door opening to:

#### **BEDROOM**

16'3 max x 11'8 max into eaves (4.95m max x 3.56m max into eaves)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10'2 max x 12'8 max into eaves (3.10m max x 3.86m max into eaves)

Original feature fireplace, radiator, double glazed window to rear aspect.

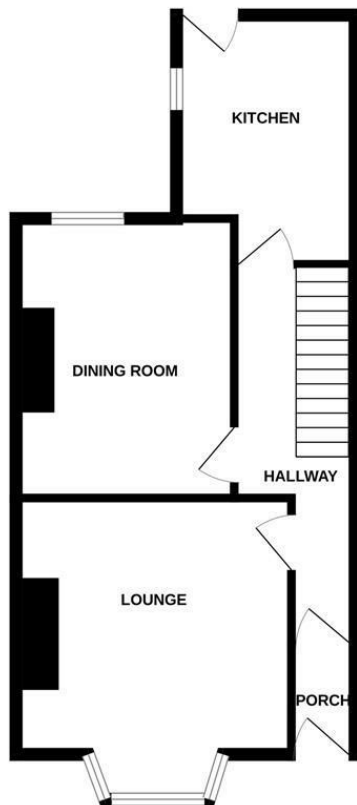
#### **REAR GARDEN**

Courtyard style, laid with artificial lawn, additional patio area, gated access to the side of the property, walled boundaries.

Council Tax Band: A



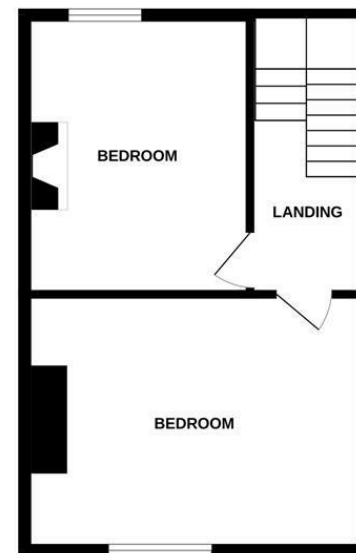
GROUND FLOOR



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			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.