



Chapel Row, Allerton,

£89,950

* STONE COTTAGE * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN * NO CHAIN *

* GARDEN AREA * CLOSE TO ALLERTON VILLAGE * GREAT STARTER HOME *

If you're looking for your first home, downsizing or wanting an investment property - then this could be the house for you!!!

This two bedroom stone built end cottage benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, open plan lounge with modern fitted kitchen, two first floor bedrooms and a modern fitted shower room.

To the outside there is a small rear garden.



Entrance

Open Plan Lounge/Kitchen

18'6" x 13'7" (5.64m x 4.14m)
Lounge area has a radiator and feature fireplace.
Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit and electric cooker.

First Floor Landing

Bedroom One

10'3" x 9'3" (3.12m x 2.82m)
With radiator.

Bedroom Two

6'3" x 5'10" (1.91m x 1.78m)
With radiator.

Shower Room

Three piece modern suite.

Exterior

To the outside there is a small garden area to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, turn right onto Hill Top Ln, right onto Allerton Rd and Chapel Row will shortly be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

