



9B

Ponciau || LL14 1HH

Offers In The Region Of £140,000

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Located on Stanley Road in the charming village of Ponciau, this delightful Two-bedroom Semi-Detached house offers a perfect blend of comfort and convenience. Spanning an impressive 807 square feet, the property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The two good-sized bedrooms provide ample space for rest and personalisation, making it an excellent choice for small families, couples, or individuals seeking a cosy retreat. The bathroom is thoughtfully designed to cater to your daily needs, ensuring functionality without compromising on style.

Ponciau is a welcoming community, offering a range of local amenities and easy access to nearby towns, making it an attractive location for those who appreciate both tranquillity and accessibility. This property presents a wonderful opportunity for anyone looking to establish their home in a friendly neighbourhood.

With its appealing features and prime location, this semi-detached house on Stanley Road is not to be missed. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to meet your needs and exceed your expectations.

- A TWO BEDROOM SEMI DETACHED
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TIERED REAR GARDEN
- KITCHEN/DINER



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a hardwood door which gives access into the Entrance porch

### ENTRANCE PORCH

Having tiled flooring, frosted glazing to sides, door to hallway.

### ENTRANCE HALLWAY

With Carpeted flooring, door to lounge, staircase rising off to the first floor accommodation.

### LOUNGE

13'0" x 12'10" (3.98m x 3.92m)

Two UPVC Double glazed windows to the front, squared archway to kitchen/diner, laminate flooring, gas fire set in an Adam style fire surround with marble effect backdrop and hearth, coving and under stairs storage cupboard.

### KITCHEN/DINER

16'2" x 7'11" (4.94m x 2.42m)

Fitted kitchen comprising of a range of wall, drawer and base units, laminate worktop over, 1 1/2 stainless sink/drainers, four ring gas hob with extractor over, tiled splashback, space for fridge/freezer, tiled flooring, space for dining table and chairs, UPVC Double glazed window to rear, UPVC sliding patio doors to the rear garden.

### FIRST FLOOR LANDING

With access to the loft space, window to the side, carpeted flooring, doors to the bedrooms and bathroom. Airing cupboard containing gas central heating boiler.

### BEDROOM ONE

12'11" x 13'0" (max) (3.96m x 3.97m (max))

With carpeted flooring, two UPVC Double glazed windows to the front, built in storage cupboard and coving.

### BEDROOM TWO

9'11" x 7'10" (3.03m x 2.41m)

With UPVC Double glazed window to the rear, carpeted flooring, single panel radiator and coving to ceiling.

### FAMILY BATHROOM

Comprising of a Three piece white suite comprises hand wash basin, w.c, panel bath with electric shower over, UPVC Double glazed and frosted window to the rear, tiled walls, tiled flooring, spotlights and chrome towel radiator.

### CELLAR

With power and plumbing for washing machine.

### OUTSIDE TO THE FRONT

Low brick wall and railings to front and sides, gravel area and path to front door.

## OUTSIDE TO THE REAR

Access to the cellar is from the rear garden with Steps down to patio area with further steps down to lawn, access along side property to the front.

## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES

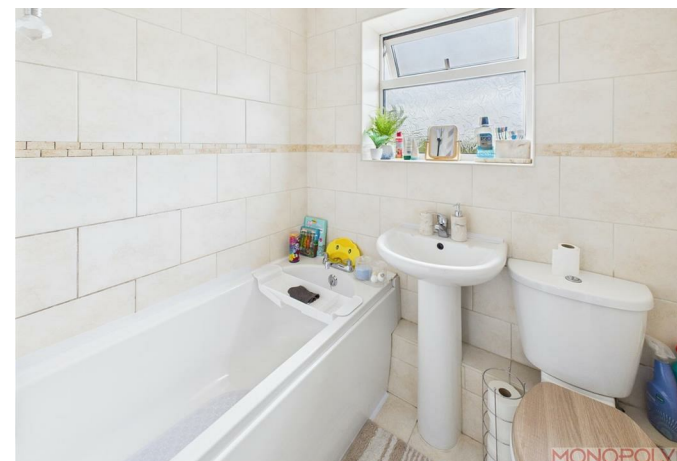
Your home maybe repossessed if you do not keep up repayments on your mortgage Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

## ADDITIONAL INFORMATION

If prospective buyers wish to convert the cellar into a functioning room it will need to be what builders called tanked. The current vendor looked into this and have the report.

Please see Key Facts for buyers in Web Link.









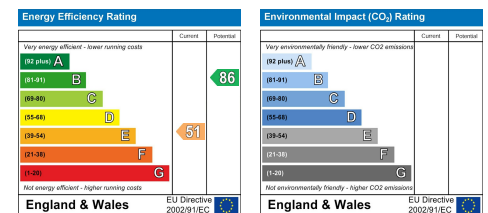


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