

# PTN Estates

Residential Sales & Lettings



94A High Street, , Quarry Bank, DY5 2AD

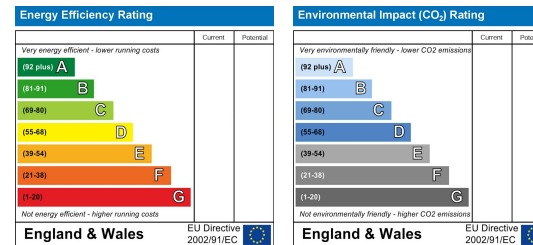
£1,000 PCM

This modern mid-town house presents an excellent opportunity for those seeking a stylish and comfortable living space. The property boasts two generously sized double bedrooms, each equipped with its own en-suite shower room.

Upon entering, you are welcomed into an attractive lounge. The lounge features elegant French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living. The stylish fitted kitchen is a highlight of the home, complete with a built-in fridge freezer and washing machine.

Additional features of this delightful property include a convenient ground floor WC, gas central heating for warmth during the colder months, and UPVC double glazing that enhances energy efficiency. For those with vehicles, parking is available to the rear of the house, adding to the practicality of this charming residence.

Offered unfurnished, this property provides a blank canvas for you to personalise and make your own. With its modern amenities and prime location, this mid-town house is an ideal choice for individuals or small families looking to enjoy the vibrant community of Quarry Bank. Don't miss the chance to make this lovely house your new home.



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.