



292 Crankwood Road Abram, WN2 5YB

EXPRESS SALES are pleased to offer for sale, this three bedroom mid terraced house. The property briefly comprises of entrance hallway, living room with feature fireplace, fully fitted kitchen, downstairs WC and storage area, three bedrooms, two double and one single and a spacious shower room, with the ability to fit a bath if required. Although in need of some cosmetic updating, this property offers great potential for first time buyers and investors alike. NO ONWARD CHAIN AND VACANT POSSESSION

This property is situated in a quiet semi rural location with open aspect views to the rear and within walking distance of Pennington Wharf Marina and public transport links

Offers over £150,000



- Three Bedroom Mid Terraced House for Sale
- Two Double and One Single Bedrooms
- Downstairs WC with Storage Area
- VACANT POSSESSION
- Large Garden with Open Aspect Views to the Rear
- Spacious Shower Room, with Room for a Panel Bath
- GCH - Double Glazed
- In Need of Some Cosmetic Updating
- Living Room - Fully Fitted Kitchen
- NO ONWARD CHAIN

Hallway

Radiator, ceiling light fitting

Living Room

14'1" x 12'10" (max) (4.294 x 3.929 (max))

Double radiator, carpet, ceiling light fitting, inset gas fire with feature fireplace

Kitchen/Dining

11'10" x 8'5" (max) (3.623 x 2.580 (max))

Fitted with a range of wall and base units, 1.5 bowl inset stainless steel sink unit with mixer tap. Radiator, vinyl flooring, ceiling light fitting.

Downstairs WC/Storage

Access from the kitchen to a large understairs storage area, which houses the boiler, WC room and access to the rear garden area

Stairs and Landing

Shower Room

Good sized shower room, WC and basin with pedestal and with ability to fit a panel bath

Bedroom 1

11'5" x 12'10" (max) (3.485 x 3.937 (max))

Situated at the front of the property, carpet, ceiling light fitting and spacious storage cupboard

Bedroom 2

14'7" x 8'6" (max) (4.450 x 2.593 (max))

Situated at the rear of the property, carpet, radiator and ceiling light fitting

Bedroom 3

6'9" x 6'8" (max) (2.062 x 2.041 (max))

Situated to the front of the property, carpet, radiator and ceiling light fitting

Front Garden

Fully enclosed paved area

Rear Garden

Large rear garden, not overlooked, laid to lawn, fully enclosed with fencing, gate access to front of house

Particulars

Please note...

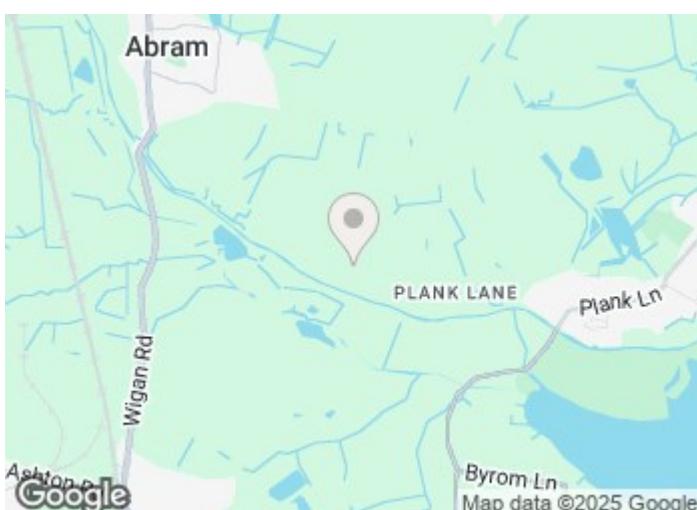
These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

Services

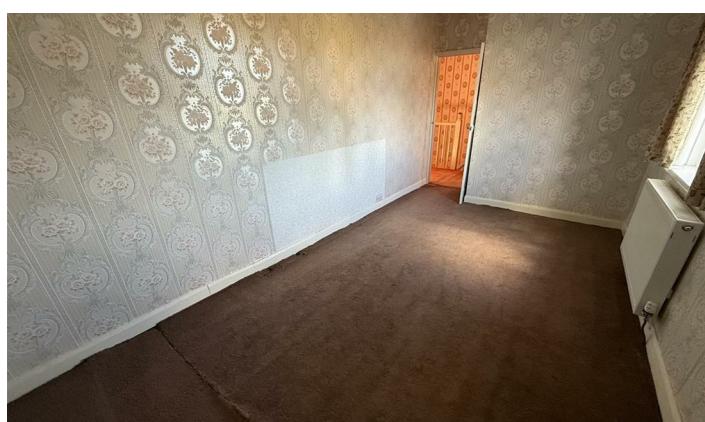
SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

Sat Nav Postcode WN2 5YB



Floor Plan

FLOOR PLANS COMING SOON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.