





PROPERTY DESCRIPTION

Strongly recommended for an early viewing, this beautiful home is perfect for first time buyers and also ideal for buyers looking to downsize and provides nicely proportioned and immaculately presented living space. Set in a pleasing and relatively traffic free location towards the outskirts of town, but also conveniently accessible to most everyday amenities, this extremely appealing abode is attractively and tastefully furnished throughout and has a delightful, recently landscaped front garden, to include an Indian stone paved pathway and patio and a lawn, as well as an enclosed yard/patio to the rear, which is also laid with stone flags and has a log store.

Boasting many desirable attributes and complemented by gas central heating and pvc double glazing, this lovely home briefly comprises an entrance hallway and a charming living room, featuring a fireplace recessed into the chimney breast fitted with a multi fuel stove. The spacious dining kitchen is fitted with modern gloss fronted units, wood finish laminate worktops with a built-in electric oven and an induction hob. The two double bedrooms on the first floor are both decent sizes, and the half tiled bathroom is fitted with a three piece white suite, with a shower over the bath.



FEATURES

- Appealing Stone Built Terraced House
- Popular Location – Handy for Amenities
- Immaculately & Tastefully Pres'td Throughout
- Ideal for FTB's or Those Downsizing
- Charming Living Rm – Fireplace & Stove
- Spacious Dining Kitchen inc. Oven & Hob
- 2 Good Sized Double Bedrooms
- Attractive Bathroom – Shower Over Bath
- Recently Landscaped Garden & Rear Yard
- PVC DG & GCH – Early Vwg Strongly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door, with matching window light above. Radiator, stairs to first floor and wood finish laminate flooring.

Living Room

14' 1" x 9' 10" plus alcoves (4.29m x 3.00m plus alcoves)
This extremely pleasant room is laid with wood finish laminate flooring and features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a stone hearth. PVC double glazed window, radiator, picture rail and wall light points.

Dining Kitchen

14' 4" x 9' 3" plus recess (4.37m x 2.82m plus recess)
The good sized kitchen allows ample space for a dining table and is fitted with attractive white gloss fronted units, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, an electric induction hob and plumbing for a washing machine, three pvc double glazed windows, a radiator, under-stairs storage cupboard/pantry, with electric power and light, tiled floor and pvc double glazed, frosted glass external door.

First Floor

Landing

Access, via a retractable ladder, to the partly boarded loft space, which has an electric light.

Bedroom One

11' 8" x 10' 0" plus recess and alcoves (3.56m x 3.05m plus recess and alcoves)

This generously proportioned double room enjoys the lovely aspect from the front and has a pvc double glazed window, radiator and picture rail.

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.46m)

This second double room has a pvc double glazed window and radiator.

Bathroom

8' 9" x 6' 0" (2.67m x 1.83m)

The half tiled bathroom is also a nice size and fitted with a three piece white suite, comprising a shower bath, with shower over and curved, glazed shower screen, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, wood finish laminate flooring and a radiator.

Outside

Front

The delightful garden at the front has recently been very attractively landscaped to include feature stone paving and a lawn.

Rear

The enclosed yard/patio at the rear is laid with Indian stone flags and has a cold water tap, an external light and log store.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue. Go straight ahead at the traffic lights by the Police Station and then take the third left turning into Rook Street. Proceed down Rook Street, over the bridge to the bottom of Lower Rook Street. At the 'T' junction turn right and Myrtle Grove is the on the right after Beech Grove.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

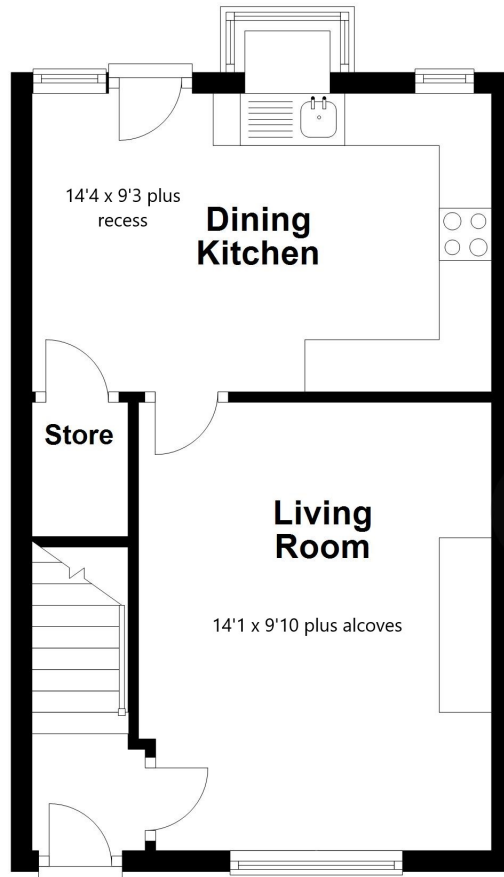
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

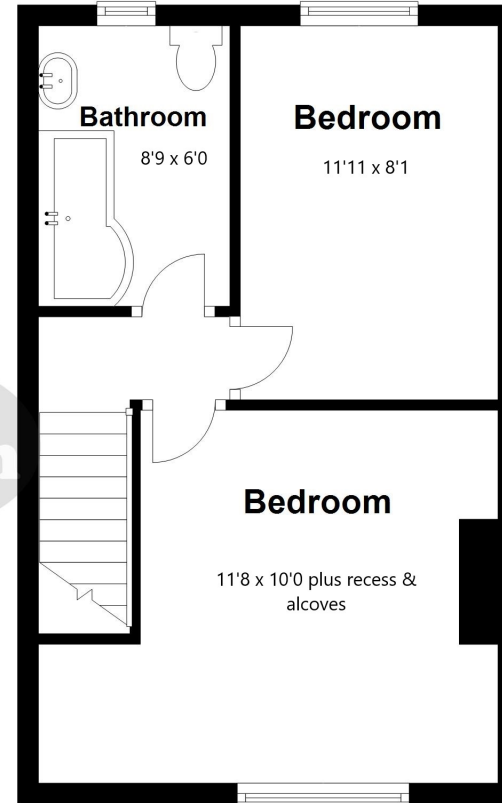
Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

