





## PROPERTY DESCRIPTION

Set in a pleasant traffic free location, conveniently situated within walking distance to the town centre shops, cafes and other amenities, this charming cottage is laid over three floors, provides nicely proportioned living space and has the advantage of a delightful garden at the rear. Requiring general modernisation and updating, this appealing abode offers great potential to create a cosy and inviting home and an early viewing is strongly recommended.

Complemented by gas central heating, run by a condensing combination boiler, the accommodation briefly comprises a spacious living room, which benefits from an open aspect, features a fireplace with a fitted gas fire and stairs which lead to both the first floor and the lower ground floor. The kitchen is situated on the lower ground floor, has wood fronted units, allows ample space for dining table and a door from this room gives access to the garden at the rear. On the first floor is a good-sized double bedroom and a three-piece shower room fitted with a white suite.

The rear garden is a particularly pleasing attribute, consisting of a stone paved patio and a lawned garden. NO CHAIN INVOLVED.

## FEATURES

- Charming Split Level Cottage
- Delightful Garden at the Rear
- Pleasant Traffic Free Location
- Req's Modernising - Great Potential
- Convenient for Town & Shops
- Living Rm with F'place & Gas Fire
- Dining Kitchen with Fitted Units
- Dble Bedrm & 3 Pc Shower Rm
- GCH - Open Aspect from Rear
- Early Viewing Rec - No Chain Inv.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Part glazed entrance door.

#### Living Room

13' 11" plus recess, less stairwell x 13' 5" plus recess (4.24m plus recess, less stairwell x 4.09m plus recess)

This spacious room has a fireplace, recessed into the chimney breast, with a pine surround, stone hearth and fitted with a gas fire, a built-in cupboard, with display shelves above, further fitted shelving and another built-in cupboard, which houses the gas condensing combination boiler. There is also a pvc double glazed, with an open aspect, a radiator, stairs leading down to the lower floor, with a spindled balustrade, and an open staircase to the first floor, also with a spindled balustrade.

#### Dining Kitchen

13' 2" x 10' 6" plus recesses (4.01m x 3.20m plus recesses)

Allowing plenty of space for a dining table, the good sized kitchen is fitted with wood fronted units and drawers, laminate worktops, with tiled splashbacks, a single drainer sink, with a mixer tap, and a gas cooker. Offering lots of potential, this lovely room features an impressive fireplace and exposed ceiling beams and has a pvc double glazed window, radiator, tiled floor, a radiator and two under-stairs storage cupboards, one with fitted shelves. There is also a part glazed external door, which leads out to the garden at the rear.

### First Floor

#### Landing

Spindled balustrade and exposed ceiling beam.

#### Bedroom

13' 2" x 8' 4" (4.01m x 2.54m)

This double room has two pvc double glazed windows, an exposed ceiling beam and a radiator.

#### Shower Room

Fitted with a three piece suite, comprising a glazed, tiled shower cubicle, a w.c. and a wash hand basin, with a tiled splashback, the shower room also has a frosted glass window, a radiator and exposed ceiling beam.



### Outside

#### Rear

A particularly enticing aspect, but, as with the cottage itself, in need of some care and attention, the rear garden has the potential to be a really lovely asset of the property and consists of a stone flagged patio, a small lawn and a mature conifer. There is also a timber shed.

#### Directions

Proceed on foot from our office on Church Street, towards Manchester Road, and turn first right between The Fountain pub and the offices of Pad-2-Let and then bear immediately to the left into The Butts and the cottage is on the left hand side.

#### 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

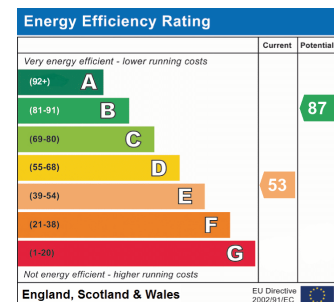
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

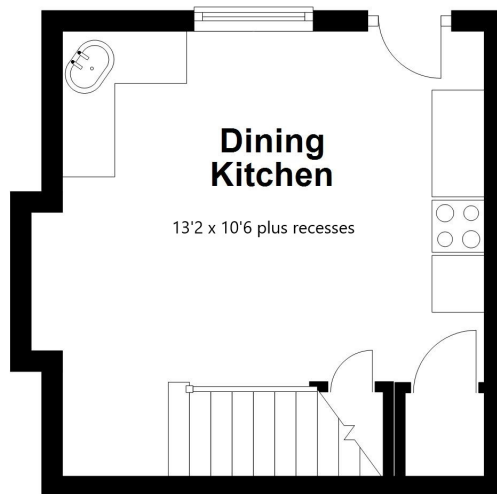
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# FLOORPLAN

## Lower Ground Floor

Approx. 17.2 sq. metres (185.2 sq. feet)



## Ground Floor

Approx. 17.4 sq. metres (187.5 sq. feet)



## First Floor

Approx. 17.4 sq. metres (187.5 sq. feet)



**Total area: approx. 52.0 sq. metres (560.1 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.

