





PROPERTY DESCRIPTION

Located in a highly sought after area, towards the outskirts of town, this charming semi-detached house has the advantage of a detached single garage, off road parking space, good sized gardens to the front and side and an appealing, enclosed paved patio/garden at the rear. Tidily presented and maintained, this appealing home would be suitable for a wide variety of prospective buyers, particularly those looking to downsize or acquire their first home, and early viewing is strongly recommended.

Requiring some cosmetic improvement, this appealing dwelling benefits from pvc double glazing and gas central heating and the accommodation briefly comprises an entrance hallway, a cosy and inviting sitting room, with a marble fireplace and an electric fire, and a fitted breakfast kitchen. There are two decent sized double bedrooms and a fully tiled bathroom, fitted with a three piece white suite, with a shower over the bath. NO CHAIN INVOLVED.

FEATURES

- Charming Semi-Detached House
- Highly Sought After Location
- Situated Towards Outskirts of Town
- Ideal for FTB's or Those Downsizing
- Ent Hallway & Cosy Sitting Room
- Breakfast Kitchen with Ftd Units
- 2 Decent Sized Double Bedrooms
- 3 Pc Bathrm - White Suite with Shower
- Garage & Off Rd Parking Space
- Gardens Front, Side & Rear
- PVC Double Glazing & Gas CH
- Early Viewing Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door. Radiator, wall mounted coat hooks and stairs leading to the first floor.

Living Room

12' 0" plus bay x 10' 7" into recess, plus recess (3.66m plus bay x 3.23m into recess, plus recess)

This pleasant room is fitted with a living flame gas fire, with a limestone surround and hearth and has a pvc double glazed box bay window, a radiator and television aerial point.

Breakfast Kitchen

13' 10" x 7' 5" plus recess (4.22m x 2.26m plus recess)

The good sized breakfast kitchen is fitted with units and drawers, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a gas and electric cooker points, plumbing for a washing machine, a wall mounted gas central heating boiler, a multi-point gas water heater, pvc double glazed window, wood effect laminate flooring and a pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

10' 8" x 9' 7" (3.25m x 2.92m)

This double room has a radiator, a pvc double glazed window and a built-in over-stairs cupboard/wardrobe, which has shelves and a hanging rail,

Bedroom Two

10' 0" x 7' 5" (3.05m x 2.26m)

A second double room, with a pvc double glazed window and a radiator.

Bathroom

Fully tiled and fitted with a three piece white suite, comprising a bath with a shower over and a glazed shower screen, a w.c. and a pedestal wash hand basin, with a vanity mirror above, the bathroom also has a built-in storage cupboard, with fitted shelves, a pvc double glazed, frosted glass window, downlights recessed into the pvc panelled ceiling.

Outside

Front/Side

There is a sizeable lawned garden in front of the house, with shallow paved steps leading from the side of the property to the front entrance door.

There is also a good sized garden bed at the side, stocked with a variety of small shrubs, flowering plants and a conifer and also having an attractive feature path running through it.



Rear

A pleasing attribute, the rear patio/garden is mostly paved, for easy maintenance, with surrounding garden beds/borders, in which there are small shrubs and flowering plants. There is also a cold water tap.

Garage & Parking

17' 1" x 8' 5" (5.21m x 2.57m)

Located at the rear of the property, accessed from Cedars Close, the garage has an up and over door, a frosted glass window and electric power and light. There is a driveway/hardstanding in front of the garage providing off road parking space.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road turn right into Walmsgate. Take the first left turning into Cavendish Street, just after the right turning into Calf Hall Road, and go to the top of the hill and the property is on the right hand side, immediately before the turning into Cedars Close.

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.

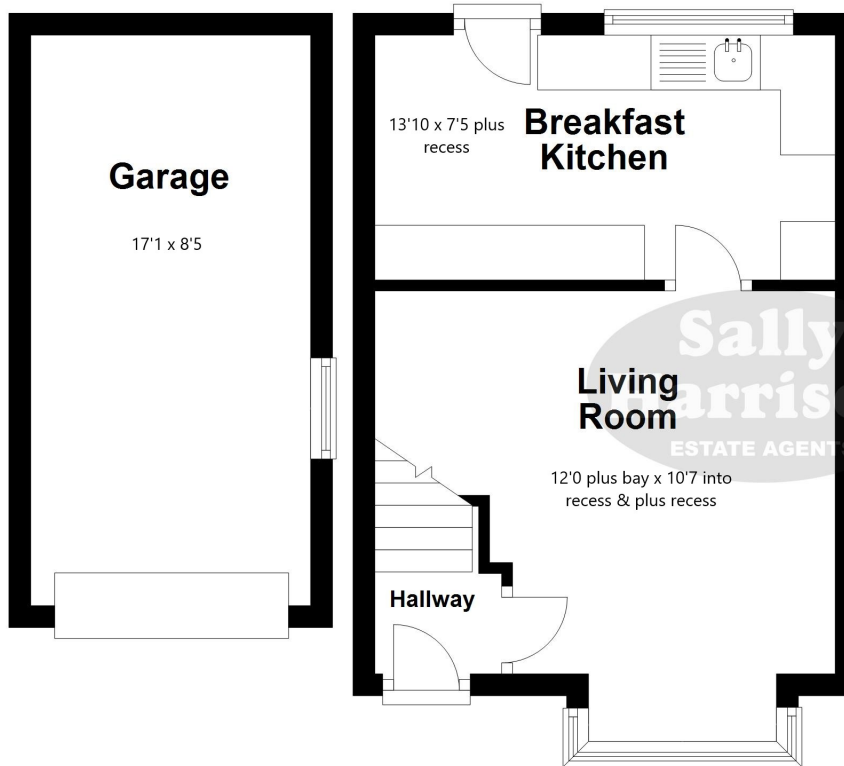
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

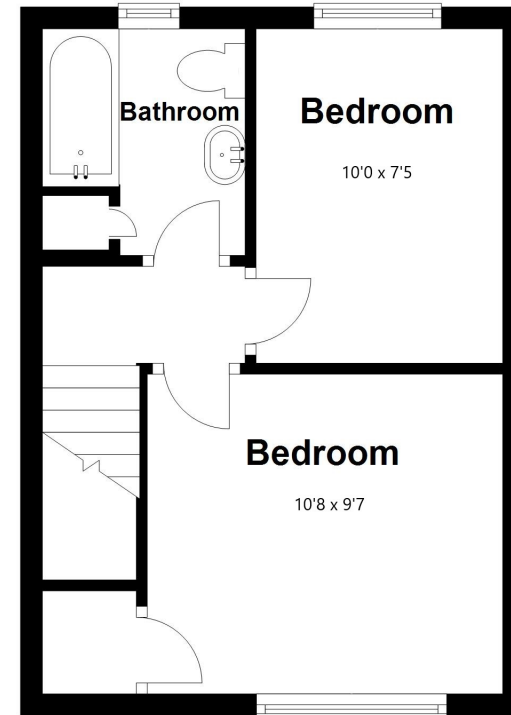
Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

Approx. 15.4 sq. metres (166.2 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 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 warrant 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.