

**Terraced House - Ferndale**

**£53,000**

Property Reference: PP8914



Ideal for investor developer, this is a two double bedroom, mid-terrace, traditional stone cottage situated in a convenient location, offering easy access to all services. While benefitting from UPVC double-glazing and gas central heating, the property will require renovation and modernisation, therefore being offered for sale with that in mind. It briefly comprises, open-plan kitchen, lounge, first floor landing, two double bedrooms, bathroom/WC. **\*\*Offers will be considered\*\***



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## Entranceway

Entrance via mahogany-effect UPVC double-glazed door allowing access to reception room 1.

## Reception Room 1 (2.99 x 4.09m not including depth of recesses)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to yard, plastered emulsion décor, textured and coved ceiling, radiator, UPVC double-glazed window to front, wall-mounted and boxed in electric service meters, staircase to first floor elevation with ranch-style balustrade, clear glazed panel door with matching window to side allowing access to second reception room.

## Reception Room 2 (3.54 x 4.10m not including depth of recesses)

UPVC double-glazed window to rear, textured emulsion ceiling, radiator, plastered emulsion décor.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, plastered emulsion décor, doors allowing access to bedrooms 1, 2, bathroom.

### Bedroom 1 (2.33 x 3.56m)

UPVC double-glazed window to front, plastered emulsion décor, textured ceiling, radiator, electric power points.

### Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, cushion floor covering, radiator, white suite to include panelled bath, low-level WC, wash





hand basin, plumbing for shower over bath, fully ceramic tiled, wall-mounted and housed within unit combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (2.29 x 4.12m not including depth of recesses) UPVC double-glazed window to front, plastered emulsion décor, radiator, electric power points.

Rear Garden

In need of some attention but offers great potential.

Front Garden

Needs attention however offers great potential with original stone boundary wall allowing main



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## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Notes

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.