



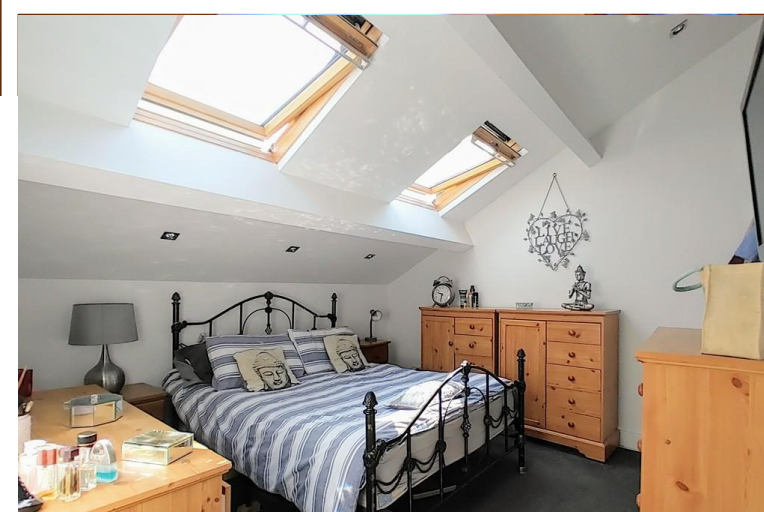
**30 & 30a Highgate Road**

- THREE PROPERTIES IN ONE
- HUGE POTENTIAL
- OFF-ROAD PARKING
- COULD CREATE A HUGE FAMILY HOME

**£485,000**

**EPC Rating 'TBC'**





## Property Description

**\*\* THREE SEPARATE PROPERTIES \*\*** This very interesting property consists of a large three bedroom semi-detached, a ground floor two bedroom apartment and a first floor three bedroom duplex apartment. Huge potential here for further development or reconfiguration. Could make a 10 bedroom+ house!

No 30 Highgate Road is a spacious three bedroom semi detached with a conservatory and a superb cellar space with a bar area, gas fire and tiled floor. Offering character features and a great deal of space for a growing family. This property is fully independent from 30a but does still have the original doorways to 30a that could be reinstated if required.

No 30a consists of two spacious apartments that share one gas/electricity feed. On the ground floor is a two bedroom apartment and on the first and second floor is an impressive three bedroom duplex apartment with gas central heating, balcony and a fantastic open-plan entertaining space.

30a also offers potential (subject to planning) to merge the two apartments to make another semi-detached



property that could have seven bedrooms and three bathrooms.

This really is an exciting proposition that offers huge potential or could be utilised as it is, for a large, multi-generational family.

Off-road parking and gardens to both the front and rear, plus a superb balcony. Main road position in the popular area of Clayton Heights with easy access to amenities, city centre and motorway networks.

Please note - Number 30 (the three bedroom semi detached) is currently tenanted and can be sold with or without the tenant. Both 30 and 30A are all on one deed.

### 30 HIGHGATE ROAD

#### ENTRANCE HALL

Stairs off to the first floor with a arched, leaded window to the rear, doors off to the lounge and dining kitchen.

#### LOUNGE

14' 9" x 13' 2" (4.5m x 4.01m) Windows to the front and side elevations, ornate ceiling coving and a living flame gas fire in a period style surround with over-mantle mirror. Two central heating radiators and a pine floor.

#### KITCHEN/DINER

14' 7" x 13' 2" (4.44m x 4.01m) Fitted base and wall units, laminated work surfaces and splash-back tiling. Double range oven and extractor canopy above, dishwasher plumbing and a window to the rear elevation. Door off to the cellar, door to the rear porch/utility and door to the conservatory.

#### UTILITY ROOM

Door to the rear driveway. Washing machine plumbing and space for a tumble dryer.

#### CELLAR

A useable cellar with WC and a bar room with tiled floor, gas fire and bar.

#### FIRST FLOOR

Window to the rear and a full height ceiling on the landing. Open stairs off to the attic space/bedroom three and a central heating radiator.

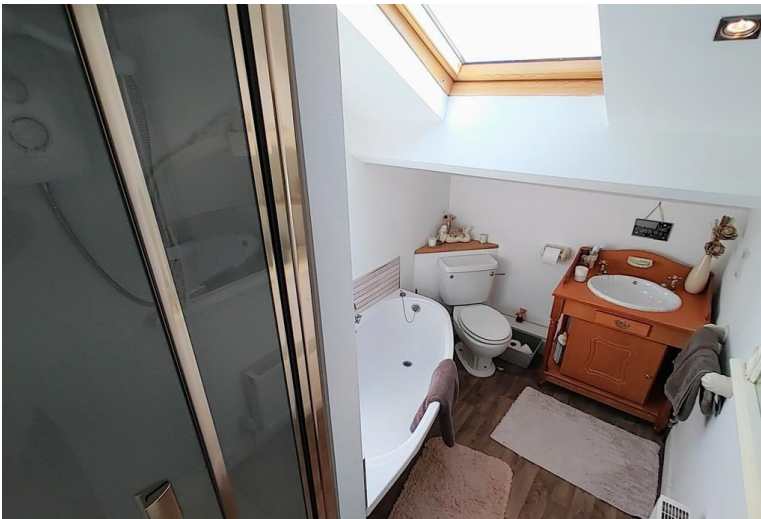
#### BEDROOM ONE

15' 2" x 10' 9" (4.62m x 3.28m) Central heating radiator and windows to the front and side elevation.

#### BEDROOM TWO

14' 11" x 10' 3" (4.55m x 3.12m) Fully fitted with a range of bedroom furniture. Central heating radiator and a window to the rear elevation.

#### BATHROOM





A spacious four piece bathroom consisting of a shower cubicle, corner bath with telephone taps, pedestal washbasin and a low flush WC. Window to the front elevation. Fully tiled walls.

#### ATTIC/BEDROOM THREE

16' 2" x 11' 1" (4.93m x 3.38m) Restricted head height to the sides. Window to the side elevation and eaves storage cupboards.

#### EXTERNAL

Off-road parking to the front, flagged patio garden to the side.

30A HIGHGATE ROAD



#### GROUND FLOOR APARTMENT

##### ENTRANCE HALL

Doors off to all rooms.

##### KITCHEN/BREAKFAST ROOM

13' 7" x 12' 5" (4.14m x 3.78m) Fitted with a range of base and wall units, laminated working surfaces, splash-back wall tiling and concealed lighting. Stainless steel sink and drainer, gas cooker point, extractor and plumbing for an automatic washing machine. Windows to the rear elevation. Tiled floor and an electric wall heater.

##### LOUNGE

15' 9" x 9' 7" (4.8m x 2.92m) Ceiling spotlights, electric wall heater and a door & windows to the rear elevation.



##### BEDROOM ONE

12' 6" x 11' 6" (3.81m x 3.51m) Window to the front and an electric wall heater.

##### BEDROOM TWO

9' 1" x 7' 8" (2.77m x 2.34m) Window to the front and an electric wall heater. Concealed hot and cold water supply.

##### OFFICE

7' 0" x 4' 10" (2.13m x 1.47m) Fitted desk and shelving plus an electric heater. (No window).

##### BATHROOM

A very impressive family bathroom with feature tiling, LED lighting and a Jacuzzi bath. Shower cubicle with glass door, glass bowl wash basin and a push button WC. Tiled floor and an electric water heater.



#### FIRST FLOOR APARTMENT

##### ENTRANCE HALL

12' 6" x 3' 7" (3.81m x 1.09m) Accessed from the rear of the property via an external staircase that leads to a balcony area. The entrance door leads into a useful



entrance hall with a window to the rear and a door to the lounge/diner.

#### LOUNGE/DINER

24' 2" MAX x 22' 6" MAX (7.37m x 6.86m) A vast open plan lounge and dining area, ideal for family gatherings! Two windows to the front, laminate flooring throughout, open staircase to the first floor and a gas fire point. Ceiling spotlights and three radiators.

#### KITCHEN

11' 6" x 9' 11" (3.51m x 3.02m) Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, gas cooker point, extractor and plumbing for a dishwasher. Window to the rear elevation.

#### FIRST FLOOR

Landing area with loft access and a central heating radiator.

#### BEDROOM ONE

10' 8" x 10' 7" (3.25m x 3.23m) Two velux windows, high level storage area, open clothing rail and a door to the en-suite.

#### ENSUITE / UTILITY ROOM

Walk-in shower enclosure with glass door, WC, pedestal washbasin and a utility area with plumbing for a washing machine and space for a tumble dryer. Shaver point.

#### BEDROOM TWO

11' 8" x 12' 6" (3.56m x 3.81m) Dormer window to the rear elevation, walk-in storage cupboard that has water connection and WC plumbing, central heating radiator and ceiling spotlights.

#### BEDROOM THREE

11' 8" x 9' 8" (3.56m x 2.95m) Dormer window to the rear elevation, central heating radiator, open clothes rail and ceiling spotlights.

#### BATHROOM

A four piece bathroom comprising of a corner bath with telephone style taps, shower cubide with folding door, WC and a washbasin set in a vanity unit/dressing table. Velux window and ceiling spotlights.

#### EXTERNAL

At the front of both properties is currently a shared, block-paved driveway. To the rear and side is another block-paved drive-way with parking for several cars



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