

propertyplus

for sale

Terraced House - Ferndale

£115,000

Property Reference: PP11354



This is a completely renovated and modernised, three bedroom, mid-terrace property with gardens to front and rear and detached garage for off-road parking.



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Call Free 0800 043 7300

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This is a completely renovated and modernised, three bedroom, mid-terrace property with gardens to front and rear and detached garage for off-road parking. Conveniently located within just minutes walking distance of the village of Ferndale with all its amenities and facilities. This property offers modern family living with new floors, ceilings, electric rewiring, UPVC double-glazing, new modern fitted kitchen, shower room etc. It will be sold including all quality new fitted carpets, floor coverings and offers excellent buy for first time buyer or families. It briefly comprises, entrance hall, spacious lounge/diner, modern fitted kitchen with integrated appliances, modern shower room/WC, first floor landing, three bedrooms, garden to front, terraced garden to rear with lane access and detached garage.

Entranceway

Entrance via UPVC composite double-glazed panel door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, new fitted carpet, radiator, wall-mounted and boxed in electric service meters, staircase to first floor elevation with new fitted carpet, modern panel door to side allowing access to lounge/diner.

Lounge/Diner (4.35 x 7.51m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, recess alcove with base storage housing gas service meters within base cupboard, quality new fitted carpet, central heating radiators, ample electric power points, opening to rear through to kitchen.

Kitchen (1.88 x 4.46m)

UPVC double-glazed window and UPVC double-glazed barn-style half and half door to rear allowing access to gardens, plastered emulsion décor and ceiling with genuine





Velux double-glazed skylight fitting and recess lighting, radiator, cushion floor covering, full range of modern high gloss dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, insert electric oven, four ring gas hob, extractor canopy fitted above, insert single sink and drainer unit with mixer taps, plumbing for automatic washing machine, ample space for additional appliances, white panel door to rear allowing access to shower room/WC.

Shower Room/WC

Quality ceramic tiled décor with sections plastered emulsion, two patterned glaze UPVC double-glazed windows, plastered emulsion ceiling with recess lighting, quality cushion floor covering, heated towel rail, white suite to include low-level WC, wash hand basin set within high gloss base vanity unit with central waterfall mixer taps, walk-in shower cubicle with shower supplied direct from combi system.



First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, spindled balustrade, new fitted carpet, modern white panel doors to bedrooms 1, 2, 3.



Bedroom 1 (2.67 x 2.01m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, generous access to loft, new fitted carpet, radiator, electric power points.

Bedroom 2 (3.01 x 3.62m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, new quality fitted carpet, radiator, ample electric power points.



Bedroom 3 (2.96 x 2.65m)

UPVC double-glazed window to rear

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overlooking rear gardens, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Enclosed terraced garden with original stone and brick rear boundary walls, rear access, access to single detached garage.

Front Garden

Laid to patio with outside courtesy lighting.

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

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.