

Terraced House - Ferndale

£84,000

Property Reference: PP11994



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Renovated and modernised and maintaining much of its original character and charm, is this two bedroom, double-front, traditional stone-built, mid-terrace property situated in this popular location offering immediate access to all facilities and amenities. It benefits from partial UPVC double-glazing, gas central heating, new modern fitted kitchen, new modern bathroom/WC and will be sold as seen at this giveaway bargain price. An ideal opportunity for first time buyers to get their feet onto the property ladder. It affords excellent size garden to rear with enormous potential and no rear lane access. It briefly comprises, spacious open-plan lounge, modern new fitted kitchen/breakfast room, utility room, cloaks/WC, first floor landing, family bathroom/WC, two generous sized bedrooms, garden to rear.

Entranceway

Entrance via timber door allowing access to open-plan lounge.

Open-Plan Lounge (4.26 x 4.17m not including depth of recesses)

Timber window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, radiator, recess arched alcove to main feature wall ideal for ornamental display, gas service meters, open-plan stairs to first floor with spindled balustrade, door to rear allowing access to utility room, door to side to kitchen/breakfast room.

Kitchen/Breakfast Room (4.13 x 2.56m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, radiator, full range of high gloss dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, single sink and drainer unit with central mixer taps, space for





freestanding cooker with extractor canopy fitted above, ample space for additional appliances and kitchen table and chairs if required.

Utility Room (1.6 x 4.50m)

Plastered emulsion décor and ceiling with range of recess lighting and one feature stone wall, UPVC double-glazed door to rear allowing access to gardens, cushion floor covering, ample electric power points, plumbing for automatic washing machine, work surface, white panel door allowing access to cloaks/WC.



Cloaks/WC

Plastered emulsion décor and ceiling with range of recess lighting, cushion floor covering, wall-mounted electric heater, low-level WC, opening into arched recess with PVC panelled décor and ceiling with recess lighting, matching cushion floor covering, Belfast sink set into vanity unit.

First Floor Elevation

Landing

Timber window to rear, plastered emulsion décor, textured ceiling, spindled balustrade, white panel doors to bedrooms 1, 2 and bathroom.



Bedroom 1 (2.51 x 4.33m)

Plastered emulsion décor, textured ceiling, radiator, timber window to front with made to measure blinds, electric power points.

Bedroom 2 (2.03 x 4.36m)

Timber window to front, plastered emulsion décor, textured ceiling, radiator, electric power points.



Bathroom/WC

Patterned glaze window to rear, plastered emulsion décor with modern tiled décor to two walls, textured ceiling, cushion floor covering, radiator, built-in storage cupboard housing gas combination boiler supplying domestic hot water and gas central heating, modern white suite comprising panelled bath with above bath shower screen,

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central mixer taps and shower attachment, low-level WC, wash hand basin with central mixer taps set within high gloss vanity unit.

Rear Garden

Excellent sized garden with enormous potential, but will require some upgrading.

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.