

Terraced House - Ferndale

£79,950

Property Reference: PP12014



This is a traditional stone-built, three bedroom, mid-terrace property with forecourt approach and garden to rear, situated in this popular location with unspoilt views to the front over the surrounding mountains and farmland.



This is a traditional stone-built, three bedroom, mid-terrace property with forecourt approach and garden to rear, situated in this popular location with unspoilt views to the front over the surrounding mountains and farmland. The property will require complete renovation and modernisation but offers enormous potential. It is supplied with gas and electric however both disconnected and affords many of its original features including original cast iron fireplaces to bedrooms 2 and 3 and original Aga cooker/fire to the kitchen/diner. The property is being offered for sale with immediate vacant possession at this very realistic price in order to achieve a quick sale. An early viewing appointment is highly recommended as these project properties seldom become available to the market. It briefly comprises, entrance hallway, lounge, sitting room, kitchenette, kitchen/diner, bathroom with separate WC, first floor landing, three bedrooms, small forecourt to front, garden to rear.

Entranceway

Entrance via timber door allowing access to entrance hallway.

Hallway

Papered décor and ceiling, wall-mounted electric service meters, staircase to first floor elevation, sapele doors allowing access to sitting room and lounge.

Sitting Room (3.50 x 2.92m)

Timber window to front, papered décor and ceiling, electric power points, original ceramic tiled fireplace with matching hearth and gas fire, two recess alcoves both fitted with base storage, one housing gas service meters.

Lounge (3.31 x 3.38m not including depth of recesses)

Double glass panelled doors to rear allowing access to kitchenette, papered décor and ceiling, carpet, timber fireplace with gas fire, two recess





alcoves, electric power points, patterned glaze panel door to rear allowing access to kitchen/diner.

Kitchen/Diner (3.28 x 2.75m)

Timber window and door to side through to kitchenette, papered décor, access to understairs storage, recess with original Aga fire/cooking range, built-in storage cupboards, door to rear allowing access to bathroom.

Kitchenette (1.70 x 3.02m)

Timber window and door to rear allowing access and overlooking rear gardens, tiled décor and flooring, single sink and drainer unit, further range of wall and base units, corrugated perspex roof.

Bathroom

Patterned glaze timber window to rear, ceramic tiled décor to halfway, emulsion décor above, emulsion ceiling, tiled flooring, primrose in colour suite comprising panelled bath with singular hand grip, wash hand basin, opening to side to separate WC.

Separate WC

Patterned glaze timber window to side, ceramic tiling to halfway, emulsion décor above, emulsion ceiling, matching tiled flooring, further primrose in colour low-level WC.

First Floor Elevation

Landing

Timber window to rear overlooking rear gardens, papered décor and ceiling, wall light fitting, spindled balustrade, original panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.80 x 2.05m)

Timber window to front, emulsion ceiling, papered décor, vinyl floor covering.

Bedroom 2 (2.82 x 3.73m)

Timber window to front, papered décor and ceiling, original cast iron fireplace, vinyl floor covering.

Bedroom 3 (2.70 x 2.88m)

Timber window to rear, papered décor and ceiling, original cast iron fireplace.

Rear Garden



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Offers enormous potential, will require some work with original stone rear boundary wall with excellent rear lane access and small outbuilding.

Front Garden

Low maintenance with brick-built front boundary wall and wrought iron gate allowing main access.

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.