STANDING ON A GENEROUS SIZED PLOT THIS IS A SUPERB DEVELOPMENT & INVESTMENT OPPORTUNITY comprising a substantially extended four bedroom end terrace house which has the benefit of BUILDING REGULATION APPROVAL granted for the conversion to two self-contained apartments or would offer superb spacious family accommodation. Further information and plans are available at our Thorne office.

The property has gas central heating and UPVC double glazing and is priced to allow for completion of conversion/modernisation.

Outside there are generous sized gardens with a detached garage and ample off road parking.

NO UPWARD CHAIN.

Offers Around £85,000
Description
The property has gas central heating and UPVC double glazing.

GROUND FLOOR ACCOMMODATION

- **Reception Room**  
  (13'9" max x 13'1")  
  (4.20m max x 3.98m)
  UPVC half glazed entrance door and two double glazed windows. Wall mounted gas central heating boiler. Door to wc.

- **WC**  
  (5'8" x 3'0")  
  (1.73m x 0.92m)
  With low flush wc in white.

- **Kitchen/Diner**  
  (22'6" x 10'11")  
  (6.91m x 3.33m)
  Half glazed UPVC external door, double glazed window and double doors to rear garden. Coving to ceiling. Oak effect wall and base cupboards with granite style work surfaces incorporating white one and a half bowl sink and single drainer. Timber fire surround to electric fire with marble style inset and hearth. Door off to inner hall.

- **Ground Floor Bedroom Four**  
  (11'11" max x 9'4")  
  (3.64m max x 2.85m)
  With side and rear UPVC double glazed windows, one central heating radiator and coving to ceiling.

- **Lounge**  
  (17'6" x 10'8" max)  
  (5.33m x 3.26m max)
  With coving to ceiling and ornate ceiling rose. Timber fire surround to gas fire with marble style inset and hearth. UPVC double glazed front entrance door and double glazed front facing window. Stairs to first floor.

FIRST FLOOR ACCOMMODATION

- **Landing**
  Front facing UPVC double glazed window and one central heating radiator.

- **Bedroom One**  
  (13'5" x 10'8")  
  (4.09m x 3.24m)
  To the rear elevation with rear facing UPVC double glazed window and one central heating radiator.

- **Inner Hall**
  With door to ground floor bedroom and wc. Coving to ceiling and one central heating radiator.

- **WC**  
  (6'2" x 2'8")  
  (1.89m x 0.82m)
  Having low flush wc in white, side UPVC double glazed window and coving to ceiling.
• **Bedroom Two**  
  *(10'8" x 10'4")*  
  *(3.26m x 3.15m)*  
  To the rear elevation. Rear facing UPVC double glazed window and one central heating radiator. Loft access point.

• **Bedroom Three**  
  *(6'6" x 5'9")*  
  *(1.98m x 1.76m)*  
  To the front elevation with side facing UPVC double glazed window.

• **Bathroom**  
  *(6'10" x 6'9")*  
  *(2.08m x 2.07m)*  
  Bathroom suite comprising white bath and pedestal wash hand basin. One central heating radiator. Front facing UPVC double glazed window.

• **Separate WC**  
  *(3'1" x 2'6")*  
  *(0.93m x 0.76m)*  
  Low flush wc in white and hot water cylinder in airing cupboard.

• **Gardens**  
  The property stands on a generous sized plot with lawned gardens to the front and side. Twin driveways with double wrought iron gates provide ample off road parking. To the rear of the property there is a concrete paved patio area.

• **Detached Garage**  
  Large detached sectional concrete garage.

• **Council Tax**  
  Preliminary enquiries indicate that the property is band A.

• **Building Regulation Information**  
  Planning permission has been granted to convert the property into two self-contained apartments.
  

• **Mortgage Advice**  
  In association with Mortgage Advice Bureau, we have a mortgage adviser based within our offices who will be happy to assist you with any mortgage requirements, which you may have. The initial consultation is free of charge and without obligation. With access to over 1,000 mortgage products from most main lenders, why not see what Mortgage Advice Bureau can do for you.  
  **Your home may be repossessed if you do not keep up repayments on your mortgage.**  
  Mortgage Advice Bureau’s typical fee for arranging your mortgage is £299, however depending on your circumstances, a fee of up to 1.5% of the mortgage amount may be charged.
IMPORTANT NOTES
These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.

ENERGY PERFORMANCE GRAPHS

FLOOR PLANS

Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.