Good size three double bedroom bay fronted terraced property which benefits from having no right of access over the rear. Accommodation briefly comprises; lounge with bay window, gas fireplace, dining room with access to the cellar, off shot kitchen and bathroom. First floor; two double bedrooms. Second floor; attic double bedroom three. Outside: Located in this popular residential area having excellent local amenities nearby. Good public transport links. In close proximity to the Northern General Hospital. EPC rating E.

Asking price £90,000
THE ACCOMMODATION COMPRISES

Wooden panelled entrance door leads into the

LOUNGE

4.42m x 3.75m (14'6" x 12'4")
Measurements go into the front facing bay windows. Original coved mouldings and ceiling rose, ceiling light point, TV aerial point, two wall light points. Wooden panelled door leads into

INNER LOBBY
With staircase which rises to first floor landing. A door leads into

DINING ROOM

3.77m x 3.72m (12'4" x 12'2")
Gas fire place, coved mouldings, ceiling rose, ceiling light point. Rear facing window. Wooden door gives access to

CELLAR HEAD
With steps leading down to a cellar being of similar size to the front lounge. Offering excellent storage space. From the dining room a door leads into

OFF SHOT KITCHEN

2.87m x 2.10m (9'5" x 6'11")
Having a range of wall, base and drawer units with a roll edge complementary work surface above incorporating a sink and drainer with mixer tap over. Housing for cooker. Housing and plumbing for washing machine. Housing for fridge. Spotlights to ceiling. Side facing double glazed window. Tiling to walls and floor. Opening leads to

REAR ENTRANCE LOBBY
Rear door. Ceiling light point. Tiling to walls and floor. Central heating radiator.

OFF SHOT SHOWER ROOM

1.77m x 1.73m (5'10" x 5'8")
Modern and contemporary shower room having a corner shower cubicle with rainfall shower over and chrome fittings. Low level WC, washbasin with vanity cupboard beneath. Granite work surface and windowsill. Attractive tiling to walls and floor. Extractor fan, ceiling light point. Rear facing double glazed obscured window. From the inner lobby a staircase with wooden handrail rises to the

FIRST FLOOR LANDING
Wooden balustrade, ceiling light point.

MASTER BEDROOM

3.89m x 3.17m (12'9" x 10'5'"
Measurements exclude large row of half mirror fronted fitted wardrobes. Front facing double glazed window. Ceiling light point and two wall light points.
BEDROOM TWO
3.74m x 2.95m (12’3” x 9’8”)
Rear facing double glazed window. Ceiling light point. Fitted wardrobes with cupboards above.
From the first floor landing a staircase with wooden handrail rises to the

SECOND FLOOR ATTIC DOUBLE BEDROOM THREE
5.86m x 3.02m (19’3” x 9’11”)
Excellent size attic bedroom. Measurements include the staircase which rises. Front dormer window. Strip ceiling light point.

OUTSIDE
To the front of the property is a front yard with access to the front entrance door. To the rear of the property is an easily maintained garden with herb garden.

NOTE
There are no radiators in the house at present. There is a gas supply to the house therefore central heating can be fitted.

SERVICES
The agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

FIXTURES & FITTINGS
Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS
The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

VIEWINGS
Strictly by appointment through our Hillsborough Office.

VALUER
Greg Ashmore/do