



A traditional stone built back to back mid terrace cottage situated in a convenient location for local amenities, ideal for first time buyers or perhaps anybody looking to downsize.

The property retains many of its original features and the accommodation briefly comprises on the ground floor, entrance vestibule and good sized living kitchen. To the lower ground floor is a useful cellar room and to the first floor is a good sized lounge, three piece modern shower room and from the lounge is a staircase to a mezzanine floor with bedroom area and fitted storage. Externally, to the front is residents permit parking.

The property benefits from the modern day comforts of hardwood double glazing and gas fired central heating and an internal inspection is recommended.

Price £80,000



Traditional back to back mid terrace cottage ideal for first time buyers, conveniently located for amenities.

EPC Rating: C Council Tax Band: A

**LOCATION**

Travelling away from our office down Albert Road, take your second right hand turning into Spring Lane and the subject property is located on the right hand side and can be identified by our For Sale board.

**DESCRIPTION**

Conveniently located for local amenities, Schools and public transport links, this traditional stone built back to back mid terrace cottage presents an ideal purchase for first time buyers or perhaps anybody looking to downsize.

The property retains many of its original features to include beams, exposed stone walling and feature stone fireplace with multi fuel stove.

The accommodation briefly comprises on the ground floor, entrance vestibule accessed by a hardwood door leading to a living kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, stainless steel sink unit, feature stone fireplace with multi fuel stove. This is currently used as a dining kitchen however could be used as

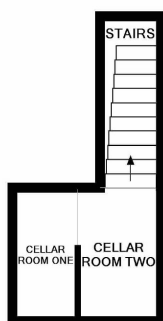
a living/kitchen area.

To the lower ground floor is a useful cellar area ideal for storage. To the first floor is a good sized lounge with fitted storage cupboard, three piece shower room comprising shower cubicle with mixer shower, low level wc, pedestal hand wash basin and fitted storage cupboard housing the gas fired combination boiler. From the lounge is access to a mezzanine floor which houses the bedroom area and fitted storage cupboard. Externally, to the front is residents permit parking.

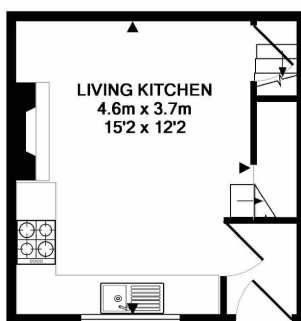
There is potential to convert the lounge into a bedroom and the mezzanine floor into a second bedroom subject to obtaining the necessary consents.

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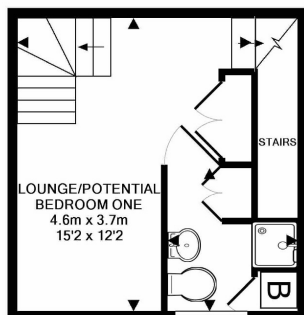
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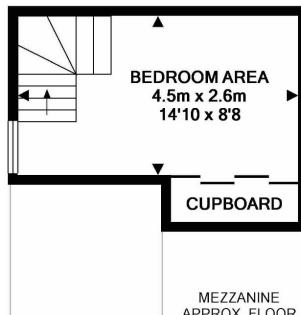
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 7.1 SQ.M.  
(76 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 20.5 SQ.M.  
(221 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 20.5 SQ.M.  
(221 SQ.FT.)



MEZZANINE  
APPROX. FLOOR  
AREA 12.9 SQ.M.  
(139 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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