Protheroe Street
Ferndale, CF43 4SG

FOR SALE

- LOVELY FIRST TIME PURCHASE
- 3 BEDROOMS
- SOUGHT AFTER STREET
- DOWNSTAIRS FAMILY BATHROOM

£55,995
FULL DESCRIPTION

*A LOVELY FIRST TIME PURCHASE* T.SAMUEL ESTATE AGENTS ARE PLEASED TO BRING TO THE MARKET THIS 3 BEDROOMED MID TERRACED PROPERTY IN A VERY POPULAR STREET OF FERNDALE. Accommodation consists of a very spacious living room, kitchen, utility room, downstairs family bathroom. Upstairs boasts 3 good sized bedrooms. Within walking distance to all local amenities

HALLWAY
3’ 10” x 3’ 4” (1.19m x 1.02m) Emulsion ceiling with coving, wallpapered walls, laminate flooring. UPVC front door.

LIVING ROOM
23’ 5” x 14’ 11” (7.16m x 4.56m) Emulsion ceiling with wall papered walls. Laminate flooring. 3 Radiators, power points, UPVC window to the front and rear. There is an electric wall mounted fire with under stairs storage.
KITCHEN
11’ 11” x 8’ 6” (3.64m x 2.61m) Artex ceiling with emulsion walls, wood effect laminate flooring, radiator, power points. Wall and base units in light oak. UPVC window to the side. Doors leading to the downstairs family bathroom.

UTILITY ROOM
7’ 2” x 4’ 11” (2.19m x 1.50m) Perspex ceiling with emulsion walls, vinyl flooring. UPVC door leading out to the rear garden. Fittings for washing machine.

DOWNSTAIRS FAMILY BATHROOM
8’ 5” x 7’ 8” (2.58m x 2.36m) Cladding ceiling and walls, with tiled flooring. UPVC window to the side. Bathroom suite in white with separate shower unit.

LANDING
11’ 9” x 5’ 11” (3.59m x 1.82m) Wall papered ceiling and walls, carpet flooring. UPVC window to the rear.

BEDROOM 1
13’ 3” x 7’ 4” (4.04m x 2.26m) Emulsion ceiling, wall papered walls with carpet flooring. Radiator, power points. UPVC window to the front.

BEDROOM 2
10’ 0” x 7’ 6” (3.05m x 2.31m) Emulsion ceiling and walls with carpet flooring, radiators, power points. UPVC window to the front.

BEDROOM 3
9’ 1” x 8’ 7” (2.77m x 2.63m) Emulsion walls and ceiling with laminate flooring. Radiator, power points. UPVC window to the rear. Cupboard housing the combi boiler. Over bed Fitted storage cupboard.

REAR GARDEN
Paved yard area with steps leading down to 2 levels. Small grassed area with rear access.
Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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