



***** NO CHAIN INVOLVED *** GARDENS TO THE SIDE AND REAR ***** A deceptively spacious three bedroom end terraced property offering accommodation ideal for a variety of buyers. The home is conveniently situated within walking distance of local schools and amenities, whilst current features include gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to a spacious family lounge, the kitchen is fitted with units to base and wall level with space for free standing appliances. A useful utility room completes the ground floor accommodation, whilst to the first floor are three bedrooms and a four piece bathroom with bath and separate shower. Externally are lawned gardens to the side and rear offering a pleasant external space and possible space for a garage/extension potential (subject to the usual planning consents).

Stirling Street, TS25 5AL
3 Bed - House - End Terrace
Offers Over £52,000

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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, door to:

LOUNGE

17'9 x 10'11 (5.41m x 3.33m)

A spacious family lounge with uPVC double glazed window to the front aspect, modern laminate flooring, useful under stairs storage cupboard, wall mounted fire, single radiator, access to:

KITCHEN

14'6 x 7'11 (4.42m x 2.41m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for cooker with tiling to splashback, four drawer base unit, space for further appliances, uPVC double glazed window to the rear aspect, 'laminate' effect vinyl flooring, double radiator, access to:

UTILITY ROOM

6'2 x 7'11 (1.88m x 2.41m)

A useful utility which features a range of units to base and wall level with brushed stainless steel handles and contrasting worktops with space for free standing appliance, vinyl flooring, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM 1

10'11 x 10'10 (3.33m x 3.30m)

A good sized master bedroom with uPVC double glazed window to the front aspect, storage cupboard to alcove with hot water tank, convector radiator (new underlay and carpet to be fitted).

BEDROOM 2

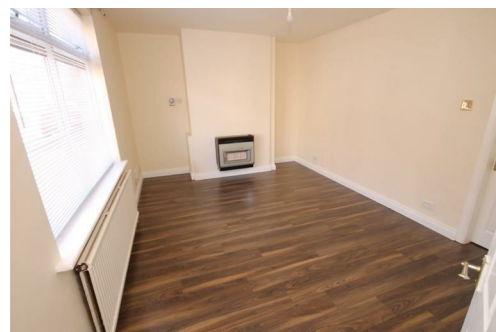
10'11 x 7'11 (3.33m x 2.41m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM 3

10' x 7'7 max dimensions (3.05m x 2.31m max dimensions)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.



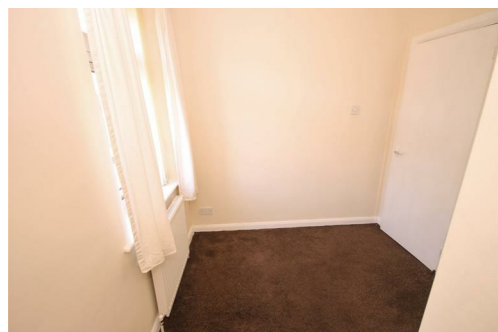
BATHROOM/WC

9'11 x 7'10 (3.02m x 2.39m)

Fitted with a four piece suite comprising: panelled bath with dual taps, separate shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, PVC panelling to walls and ceiling, uPVC double glazed window to the rear aspect, convector radiator.

OUTSIDE

The property offers larger than average gardens to the side and rear which are predominantly lawned with fenced boundaries and gated access.



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Stirling Street

Approximate Gross Internal Area
818 sq ft - 76 sq m

Utility
7'11 x 6'2
2.41 x 1.88m

Kitchen
14'6 x 7'11
4.42 x 2.41m

Lounge
17'9 x 10'11
5.41 x 3.33m

Bedroom 2
10'11 x 7'11
3.33 x 2.41m

Bedroom 1
10'11 x 10'10
3.33 x 3.30m

Bedroom 3
10'0 x 7'7
3.05 x 2.31m

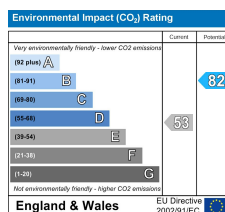
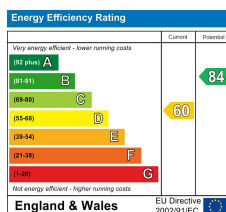
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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