

FOR SALE



Main Street, Awworth
Guide Price £120,000-£130,000


MARTIN&CO



Main Street, Awworth

3 Bedrooms, 1 Bathroom

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- Deceptively Spacious Mid-Terrace
- Large Rear Garden
- Off Road Parking
- Two Reception Rooms
- No Onward Chain

GUIDE PRICE £120,000-£130,000. Martin & Co. are pleased to welcome to the market this deceptively spacious three bedroom mid-terrace property. Requiring some TLC the property is situated on an ample plot with a large rear garden and internally comprises of an entrance hall, two well proportioned reception rooms, a fitted kitchen, three bedrooms (a large double, additional double and further single) and a family bathroom. Benefitting from off road parking to the front and being sold with no onward chain, viewing is strongly recommended.



ENTRANCE HALL Accessed via an external PVC door with ceramic tiled flooring, ceiling light and access to the lounge.

LOUNGE 13' 4" x 12' 11" (4.06m x 3.94m) With a uPVC double glazed bow window to the front elevation, wood effect flooring, wall mounted radiator and ceiling light.

DINING ROOM 13' 4" x 12' 11" (4.06m x 3.94m) With a uPVC double glazed window to the rear aspect, wood effect flooring, wall mounted radiator, ceiling light, stairs rising to the first floor and under stairs storage cupboard.

KITCHEN 11' 2" x 6' 10" (3.4m x 2.08m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a one and half sink and drainer, inset gas hob, splash back tiling, integrated electric oven and extractor over, washing machine plumbing, ceramic tiled flooring, wall mounted radiator, uPVC double glazed window to the side elevation and PVC door to the rear garden and ceiling light.

LANDING With a fitted carpet, ceiling light and providing access to all first floor rooms.

MASTER BEDROOM 13' 10" x 13' 00" (4.22m x 3.96m) With a uPVC double glazed window to the rear aspect, fitted carpet, wall mounted radiator, fitted cupboard and ceiling light and fan.

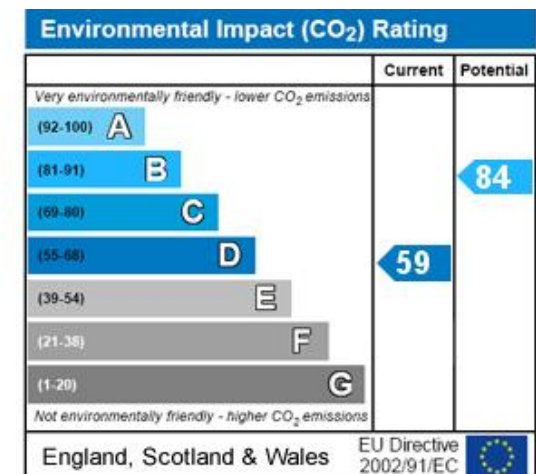
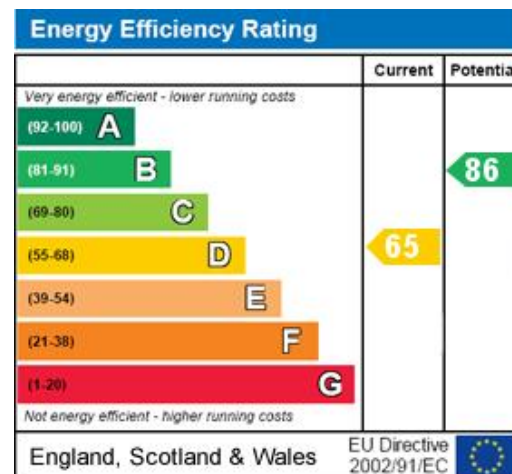
BEDROOM TWO 12' 11" x 10' 1" (3.94m x 3.07m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator, storage cupboard also containing the loft hatch and ceiling light.

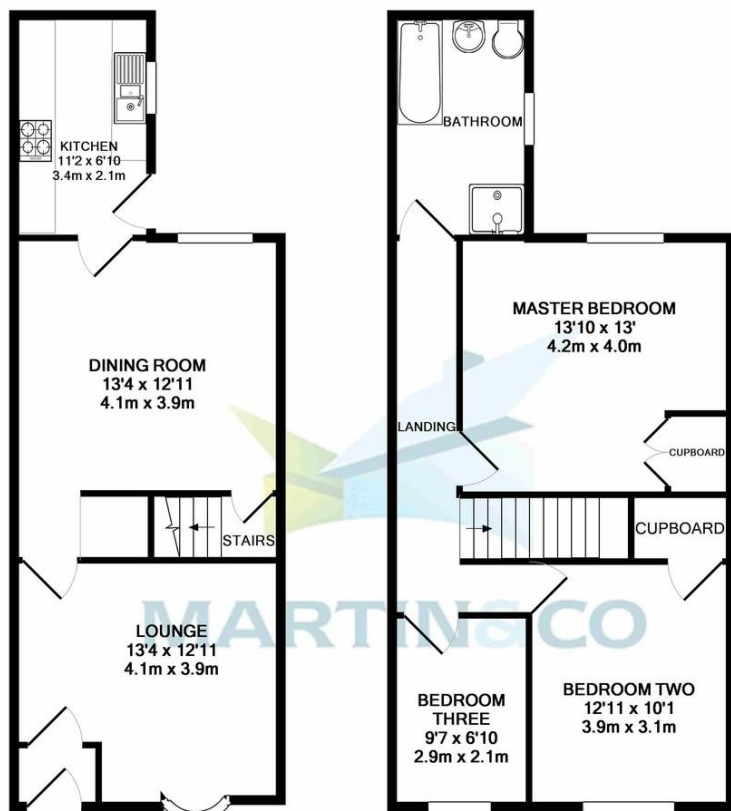
BEDROOM THREE 9' 7" x 6' 10" (2.92m x 2.08m) With a uPVC double glazed window to the front aspect, fitted carpet, wall mounted radiator and ceiling light.

BATHROOM Comprising of a fitted four piece suite consisting of a bath with chrome taps, corner shower cubicle with electric shower, low flush w.c, pedestal wash hand basin, vinyl floor covering, part wall tiling, opaque uPVC double glazed window to the side and ceiling light.

EXTERNAL The property encompasses a large, L-Shaped rear garden which comprises of both lawn and patio areas, fenced boundary and secure gate access. To the front there is off road parking with car standing for one vehicle.







GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 SQ.M.)

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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