



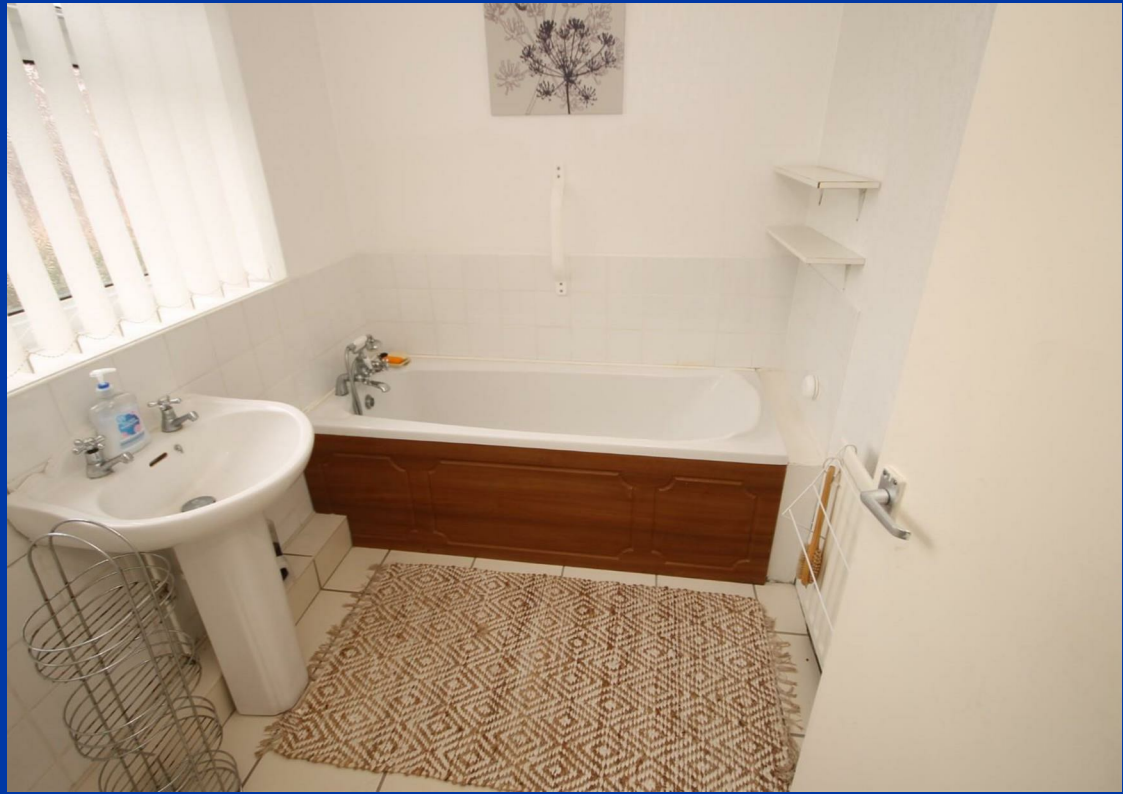
Cornwall Street, TS25 5RN  
3 Bed - House - Mid Terrace  
£44,950

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**\*\*\* NO CHAIN INVOLVED \*\*\*** A spacious three bedroom mid terraced property offering well maintained accommodation with the benefit of TWO RECEPTION ROOMS and a first floor bathroom. The home would make an ideal purchase for a buy to let investor and further features uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the space on offer, with a layout that briefly comprises: entrance vestibule through to the inviting entrance hall with stairs to the first floor and access to both reception rooms. The bay fronted lounge includes an attractive feature fire surround and gas fire, whilst the rear reception room links to the kitchen which is fitted with units to base and wall level with space for free standing appliances. To the first floor, from the half landing is access to the family bathroom with separate WC. The main landing leads to three bedrooms, with the bay fronted master bedroom benefitting from fitted wardrobes. Externally is a low maintenance palisade to the front and an enclosed yard at the rear with gated access. Local amenities are within a short stroll.







## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, fitted carpet, coving to ceiling, door to entrance hall with glazed panel and fanlight above.

### ENTRANCE HALL

Stairs to the first floor, fitted carpet, feature archway, coving to ceiling, single radiator, access to both reception rooms.

### LOUNGE

13'9 x 12'8 (4.19m x 3.86m)

A pleasant family lounge with a large uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset brass 'coal' effect gas fire, fitted carpet, picture rail, deep coving to ceiling, attractive central ceiling rose, double radiator.

### REAR RECEPTION ROOM

11'6 x 12'8 (3.51m x 3.86m)

Ideally situated off the kitchen and, again, including an attractive feature fire surround with inset brass 'coal' effect gas fire, uPVC double glazed window to the rear aspect, fitted carpet, double radiator.

### KITCHEN

12'1 x 5'10 (3.68m x 1.78m)

Fitted with a range of units to base and wall level with contrasting 'marble' effect roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing gas cooker with tiling to splashback, recess for washing machine, space for additional free standing appliances, tiled flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard, single radiator, under stairs storage cupboard.

## FIRST FLOOR

### HALF LANDING

Access to bathroom and separate WC.

### BATHROOM

7'2 x 5'11 (2.18m x 1.80m)

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, tiling to splashback and flooring, uPVC double glazed window to the side aspect, single radiator.

### SEPARATE WC

Fitted with a low level WC, part tiling to walls, tiled flooring, uPVC double glazed window to the side aspect.

### MAIN LANDING

Fitted carpet, useful storage cupboard with hatch to loft space, access to three bedrooms.

### BEDROOM 1

13'9 x 10'7 (4.19m x 3.23m)

A good sized master bedroom which benefits from fitted wardrobes to each alcove with overhead storage space, uPVC double glazed bay window to the front aspect, fitted carpet, single radiator.

### BEDROOM 2

11'5 x 10'7 (3.48m x 3.23m)

uPVC double glazed window overlooking the rear yard, storage cupboard to alcove, additional storage cupboard housing Intergas gas central heating boiler, fitted carpet, double radiator.

### BEDROOM 3

8'1 x 5'7 (2.46m x 1.70m)

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

### OUTSIDE

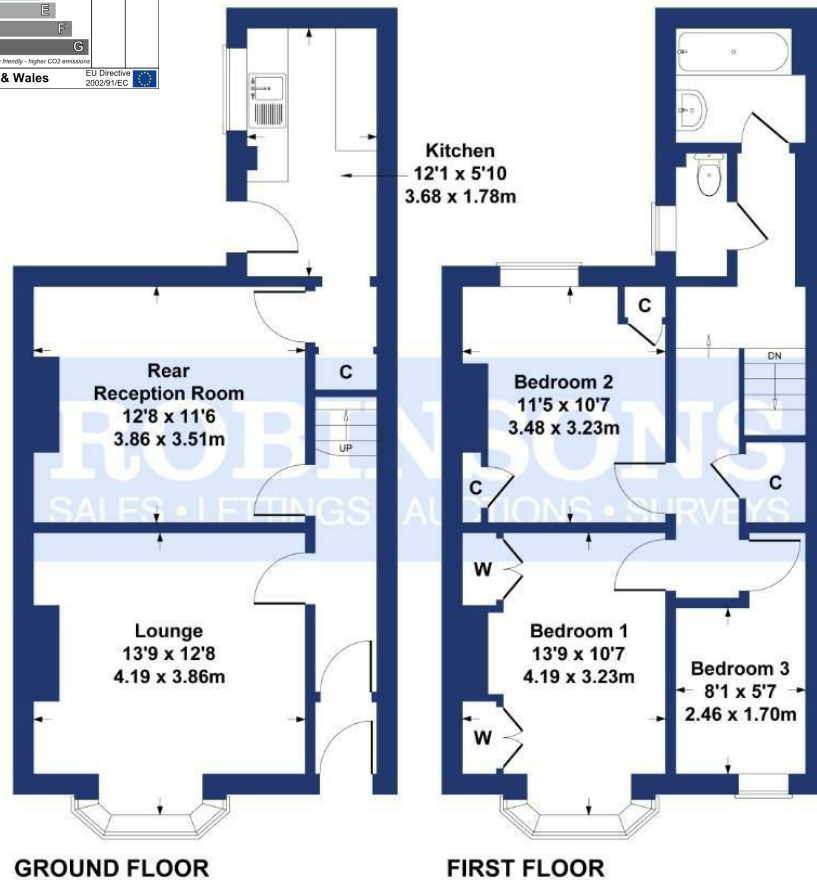
The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-121 kWh A		102-121 g/kWh A	
81-101 kWh B		81-101 g/kWh B	
61-80 kWh C		61-80 g/kWh C	
41-60 kWh D		41-60 g/kWh D	
21-40 kWh E		21-40 g/kWh E	
1-20 kWh F		1-20 g/kWh F	
1 kWh G		1 g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Cornwall Street

Approximate Gross Internal Area  
975 sq ft - 91 sq m



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.

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