



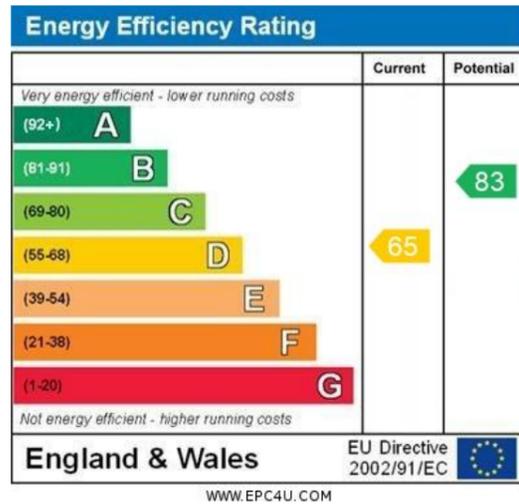
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure
Freehold

Council Tax Band
A

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Asking Price £82,950

- Extended Mid Terrace Property
- Popular Residential Area
- Well Presented Throughout
- Lounge With Feature Fire Pace
- Fitted Country Style Kitchen
- Ground Floor Bathroom With Roll Top Bath
- 2 Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented extended mid terrace property close to local amenities, transport links and schools. The property comprises of spacious lounge with a feature fireplace and fire, fitted country style kitchen with fitted appliances and display units, rear utility area, ground floor bathroom with roll top bath and 2 bedrooms. The property benefits from central heating, double glazing and a rear yard. The property is being sold with vacant possession and viewing is highly recommended.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/tones.doing.topic>

VESTIBULE

Double glazed door

LOUNGE

14' 0" x 11' 7" (4.29m x 3.54m)

Radiator, double glazed window, feature fire surround with coal effect fire, laminate flooring, dado rail, coved ceilings, doors to

KITCHEN

Radiator, double glazed window, stair to 1st floor, fitted country style wall base drawer units with black worktops to compliment, inset one and a half bowl, black sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, integrated

fridge/freezer, glass display units, tiled splash, tiled flooring

REAR HALL AREA

Double glazed door, double glazed frosted window, doors to ground floor bathroom

LANDING

Doors to

BEDROOM 1

14' 1" x 11' 9" (4.31m x 3.59m)

Radiator, double glazed window, built in storage cupboard

BEDROOM 2

11' 11" x 7' 1" (3.64m x 2.17m)

Radiator, double glazed window, built in storage cupboard

GROUND FLOOR BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, feature pedestal hand wash basin with taps, free standing roll top bath with telephone style mixer taps, dado rail

YARD

Access gate

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

