



## Baglan Street, offers over £165,000

- Larger Than Average
- Utility Room
- Bathroom Downstairs
- Great Location
- Move In Ready
- EPC Rating: E



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## About the property

Double Fronted! Utility Room! Newly Renovated!  
Move In Ready!

Call us on 01443 485600 or visit our website  
[www.peteralan.co.uk](http://www.peteralan.co.uk) to book a viewing.

## Accommodation

### Entrance Porch

Access into the lounge area.

### Lounge Area

14' 8" x 13' 2" ( 4.47m x 4.01m )

UPVC window to front. Access into dining area, utility, kitchen  
and stairs to first floor.

### Dining Area

10' 6" x 8' 4" ( 3.20m x 2.54m )

UPVC window to front.

### Utility Room

8' 8" x 6' 2" ( 2.64m x 1.88m )



## Kitchen

11' 1" x 8' 8" ( 3.38m x 2.64m )

UPVC window to rear, Access to bathroom and rear garden.

## Bathroom

UPVC window to rear. Bath with shower over, WC and wash hand basin.

## Landing To First Floor

Access to all three bedrooms.



## Bedroom One

11' 3" x 7' 4" ( 3.43m x 2.24m )

UPVC window to front.

## Bedroom Two

11' 9" x 11' 7" ( 3.58m x 3.53m )

UPVC window to rear. Built in storage.

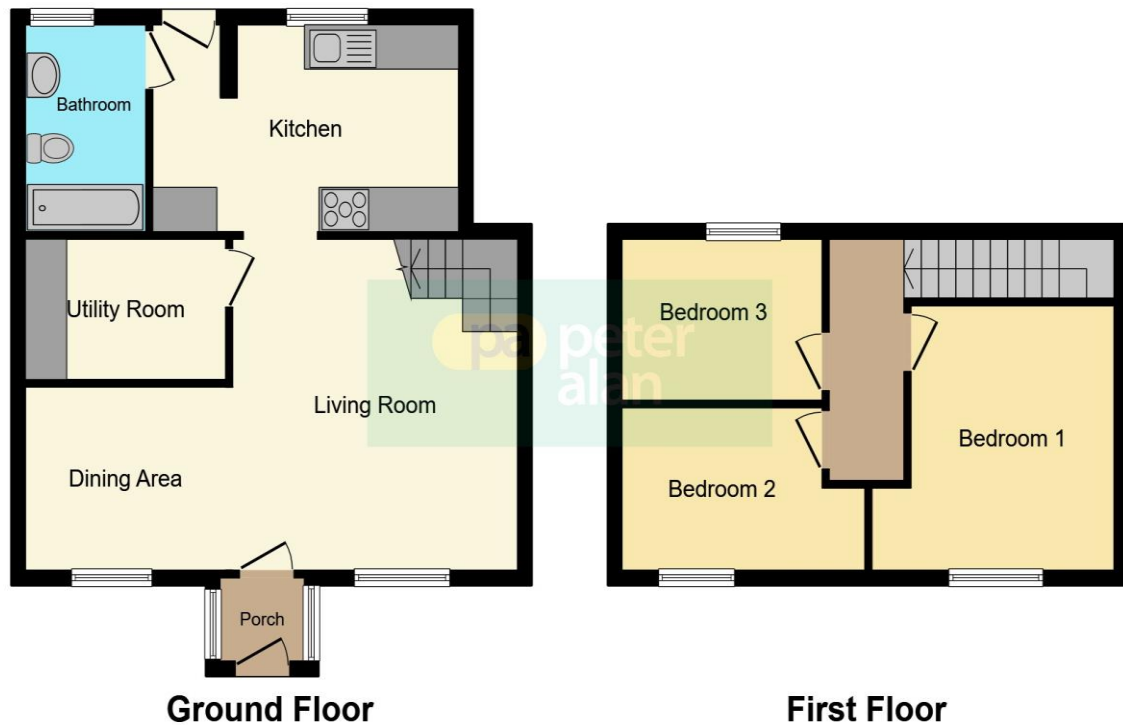
## Bedroom Three

9' 6" x 7' 3" ( 2.90m x 2.21m )

UPVC window to front.



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.