



**Beautifully presented with tasteful décor, and style**

**Spacious bathroom, with fully tiled walls and floor**

**Gorgeous kitchen with integrated appliances, and in excellent condition**

**Lovely open plan lounge and diner, feeling very homely**

**Features two spacious double bedrooms**

**Pleasant, well-maintained yard to the rear**

**Offered for sale with no forward chain**

**An excellent choice for a first-time buyer, or couple**

Ready to get on the property ladder? We have the perfect home for you. This fabulous two bedroom property is beautifully presented throughout, in excellent condition and feels incredibly homely. For those looking for a hassle-free move, the property is sold with the added benefit of no forward chain. The property offers great value for money.

Step inside and you find yourself in the hallway which leads through to the lovely open plan lounge and diner, you will notice the alcove within the chimney breast and bespoke cupboards either side. The modern flooring is found in both lounge and dining area, and there is more than ample space for both living room and dining room furniture, from the dining room you can access the kitchen. This beautiful kitchen features integrated appliances. Beyond the kitchen there is a rear hall, which leads to the stylish bathroom, which features fully tiled walls and tiled flooring. Heading up to the first floor you will find both double bedrooms, the bedrooms not only offer plenty of space but also, like the rest of the property, are beautifully presented. At the rear of the property you will find a good-sized yard, with gated access and plenty of space to sit out when the sun is shining.

The property certainly has a convenient location, with the town centre being just a five-minute walk away and there is also a convenience store around the corner. Numerous schools are within easy reach and Victoria Jr School is just a stone's throw away. Vulcans Park can also be reached in just a few minutes' drive, where you can enjoy pleasant walks. To arrange a viewing of this lovely home and all it has to offer please contact the office

## ACCOMMODATION

### Vestibule

The vestibule is accessed via a stylish composite door with a top panel which allows in natural light. The vestibule has decorative coving, and a half-glazed door leads through to the open plan lounge and diner.

### Lounge area

Beautifully presented, the room feels incredibly homely. You will notice an alcove set within the chimney breast where there is a wood mantelpiece and bespoke shelving either side of the chimney breast, with wall mounted lights above. The room has decorative coving, a radiator, and a uPVC double glazed window. There is modern flooring which continues through to the dining area.

### Dining area

There is certainly plenty of space for a dining room table and chair set, continuing with the tasteful décor found in the lounge. There is decorative coving, dado rail, and an additional radiator provides plenty of warmth. There is a uPVC double glazed window which looks out to the rear, leading through to the kitchen.

### Kitchen

This stunning kitchen has plenty of style and is in fantastic condition, there is a built-in electric oven with a separate gas hob. The kitchen also boasts an integrated fridge and freezer, there is a range of stylish wall and base units, with complementary worktop, and eye-catching tile splashback's. A 1.5 ceramic sink with drainer board, and mixer tap and is neatly placed below a uPVC double glazed window. There is plumbing for a washing machine, space for a tumble dryer, and a cupboard discreetly houses the boiler. Half glazed door leads to a rear hall.

### Rear hall

Here you will find access to the bathroom, and a uPVC door leads out to the yard.

### Bathroom

Like the rest of the property the bathroom is in superb condition and boasts fully tiled walls and tiled flooring. There is a bath with mixer tap, a glass screen, and the shower has both a monsoon and handheld showerhead. There is a toilet and pedestal hand wash basin. The bathroom has a large, heated towel rail, an extractor, and a uPVC double glazed window which is frosted for privacy.



## First floor landing

Landing provides access to both bedrooms.

## Bedroom one

A lovely feature of this double bedroom is the two large alcoves, which can be used for a variety of purposes. They could be used as wardrobes, a dressing area, or used for decorative purposes. The room is tastefully decorated and features decorative coving, a radiator, and a uPVC double glazed window to the front.

## Bedroom two

Another lovely double bedroom with attractive décor, and in excellent condition. This room benefits from a built-in cupboard, a radiator, and a uPVC double glazed window.

## Exterior

At the rear of the property there is a pleasant, spacious yard which benefits from gated access, with plenty of space to sit out and enjoy the sunshine.

## TENURE

We have been informed by the vendor the property is Leasehold

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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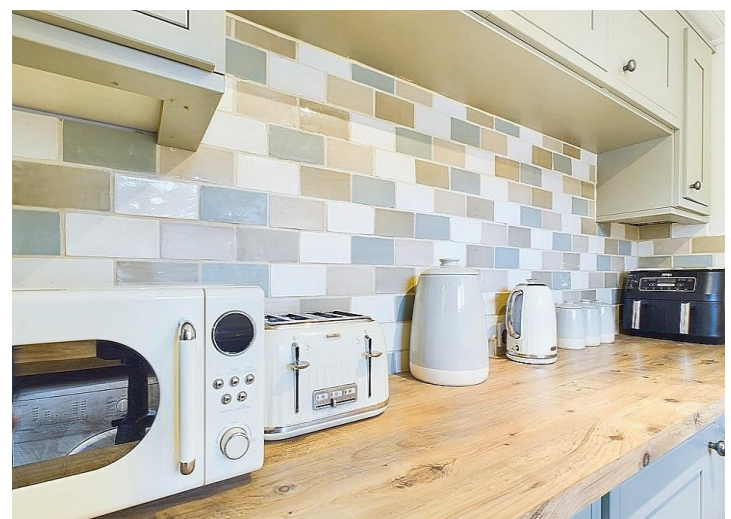


## MORTGAGES

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## NOTE

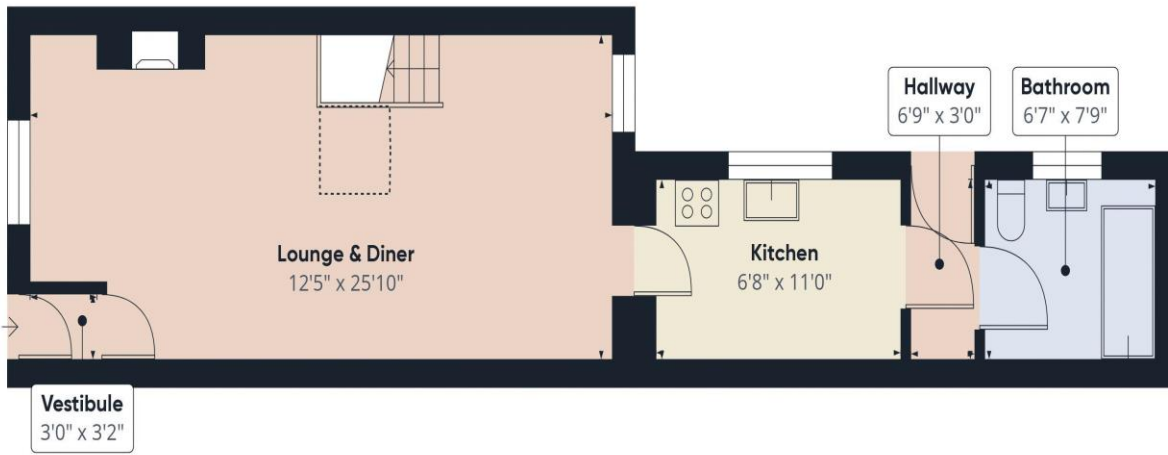
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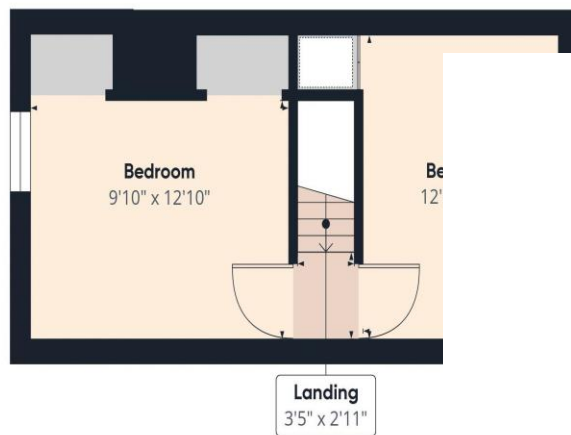


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Ground Floor



Floor 1



Approximate total area<sup>1)</sup>

748.65 ft<sup>2</sup>

Reduced headroom

9.26 ft<sup>2</sup>