

Terraced House - Stanleytown

£89,950

Property Reference: PP8371



This is a very well maintained, larger than average, three bedroom, extended mid-terrace property situated in this quiet cul-de-sac position, offering unspoilt picturesque south-facing views over the hills and valley. It affords small garden to front with terraced garden to rear backing onto farmland. The property offers generous sized family accommodation with generous sized bedrooms, UPVC double-glazing, gas central heating and will include all fitted carpets, floor coverings, light fittings. An early viewing is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge/diner, lobby, inner hallway, fitted kitchen, bathroom/WC, landing, three generous sized bedrooms, attic storage, gardens to front and rear.



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Entranceway

Entrance via ornate glazed colour-stained timber door allowing access to entrance porch.

Porch

Plastered emulsion décor, patterned artex ceiling, wall-mounted electric service meters, laminate flooring, white panel door to rear allowing access to lounge.

Lounge (4.93 x 6.59m)

UPVC double-glazed window to front with unspoilt south-facing views over front garden and surrounding hills, plastered emulsion décor, patterned artex and coved ceiling with two pendant ceiling light fittings to remain, two recess alcoves, laminate flooring, central heating radiators, ample electric power points, open-plan stairs to first floor elevation with fitted carpet, archway to side allowing access to lobby.

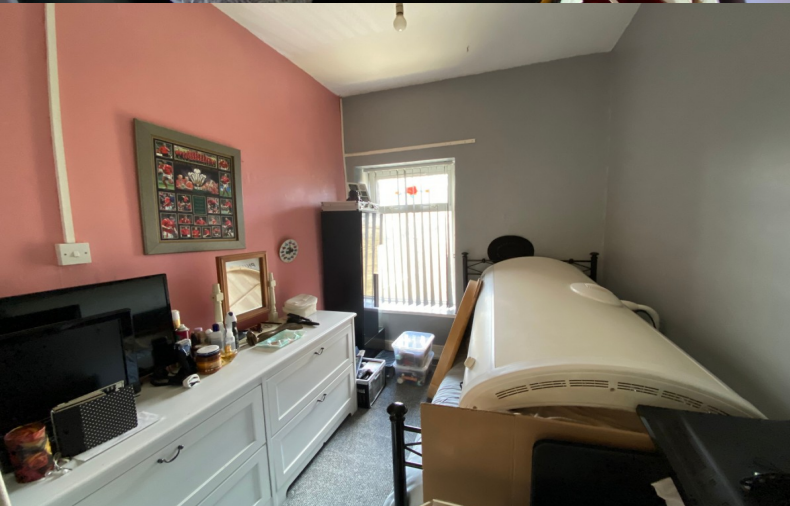
Lobby

Plastered emulsion décor, textured ceiling, access to understairs storage, laminate flooring, further allowing access to inner hallway.

Inner Hallway

Ceramic tiled flooring, plastered emulsion décor, patterned artex





ceiling, white panel doors allowing access to fitted kitchen/breakfast room and bathroom/WC.

Kitchen (2.52 x 3.77m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to rear yard and further onto rear gardens, plastered emulsion décor, central heating radiator, ceramic tiled flooring, plastered emulsion and coved ceiling with centre three-way spotlight fitting to remain, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, matching breakfast bar, space for additional appliances.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, patterned artex and coved ceiling, cushion floor covering, radiator, white bathroom suite to include panelled bath with above-bath shower screen panel, central brass mixer taps with shower attachment, fully ceramic tiled to bath area, low-level WC, wash hand basin, Xpelair fan.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking the rear patio gardens, further views over the surrounding hills and farmland, plastered emulsion décor and ceiling with generous access to loft with pulldown ladder, radiator, spindled balustrade, fitted carpet, white panel doors allowing access to bedrooms 1, 2 and 3.

Bedroom 1 (2.70 x 2.18m)

Papered décor and ceiling, UPVC double-glazed window to front with made to measure blinds

offering unspoilt views, central heating radiator, fitted carpet, electric power points.

Bedroom 2 (2.98 x 3.53m)

UPVC double-glazed window to front with unspoilt views, made to measure blinds, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.97 x 2.90m)

UPVC double-glazed window to rear with made to measure blinds looking over rear gardens, patterned artex ceiling, plastered emulsion décor, one wall feature papered, fitted carpet, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Loft Storage

Accessed via pulldown ladder, offers excellent storage and potential of loft conversion if required, full width and depth of the main property.

Rear Garden

Excellent sized, terraced garden laid to patio with original stone rear boundary wall, overlooking the surrounding farmland.

Front Garden

Laid to patio with south-facing views over the surrounding valley and hills.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.