

Terraced House - Ferndale

£118,000

Property Reference: PP8942



propertyplus
property-plus.co.uk

This is a completely renovated and modernised, extended, three bedroom, mid-terrace property situated in this ideal convenient location with forecourt approach and maintenance-free terraced garden with detached garage supplied with electric power and light with remote controlled roller shutter doors.



Terraced House - Ferndale

£118,000

Property Reference: PP8942

This is a completely renovated and modernised, extended, three bedroom, mid-terrace property situated in this ideal convenient location with forecourt approach and maintenance-free terraced garden with detached garage supplied with electric power and light with remote controlled roller shutter doors. The property itself, renovated and modernised throughout, benefits from UPVC double-glazing and gas central heating, modern high gloss fitted kitchen and modern bathroom/WC. The property will include all fitted carpets and floor coverings throughout, all quality and new, with blinds and light fittings included also. It offers ideal family accommodation but is great for first time buyer. An early viewing is highly recommended. This property is close to all amenities and services with schools at all levels close by together with transport connections. Book your viewing today. It briefly comprises, entrance porch, open-plan entrance hall/lounge/diner, modern fitted kitchen with integrated appliances, modern bathroom/WC, first floor landing, three generous sized bedrooms, forecourt approach, garden to rear, detached garage, good rear lane access.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

Porch

Plastered emulsion décor, textured ceiling, wall-mounted and boxed in electric service meters, high gloss laminate flooring, white panel door to rear allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.44 x 6.31m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling, central heating radiators, quality high gloss laminate flooring, ample electric





power points, gas service meters housed within recess storage, telephone point, Adam-style feature fireplace with insert and hearth housing ornamental fire, open-plan stairs to first floor elevation with quality modern new fitted carpet and spindled balustrade, white panel door to rear allowing access to kitchen.

Kitchen (3.52 x 2.64m)

UPVC double-glazed window to rear with made to measure blinds, UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and coved ceiling with modern four-way spotlight fitting and coving, quality flooring, central heating radiator, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, modern kickboard lighting, integrated electric oven, four-ring gas hob, extractor canopy fitted above, single sink and drainer with flexi taps, plumbing for automatic washing machine, ample space for additional appliances, white panel door to side allowing access to bathroom/WC.

Bathroom/WC

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling with modern three-way spotlight fitting, quality flooring, central heating radiator, all fixtures and fittings to remain, modern white suite to include panelled bath with central waterfall feature mixer taps with overhead rainforest shower and further attachments, low-level WC, wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit, matching vanity unit with mirror above to remain as

seen.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor, patterned artex ceiling with generous access to loft, modern quality new fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.70 x 1.96m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 2 (3.04 x 3.69m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 3 (3.03 x 2.62m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Terraced garden, low maintenance laid to decked patios with timber balustrade and excellent access to garage.

Garage

Excellent size, supplied with electric power and light, remote controlled roller shutter doors.

Front Garden

Laid to decorative slate with rendered front boundary wall with wrought iron balustrade above.

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.