

propertyplus

for sale

Terraced House - Ferndale

£79,950

Property Reference: PP9358



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This is a very well maintained, two bedroom, mid-terrace property situated in this popular side street.



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Call Free 0800 043 7300

This is a very well maintained, two bedroom, mid-terrace property situated in this popular side street. The property benefits from UPVC double-glazing and gas central heating with excellent sized garden to rear with purpose-built outbuilding and good rear lane access. The property would ideally suit first time buyer to create your dream home or alternatively a more elderly client looking to move into the centre of the village. This property is highly recommended and an early viewing is a must. It is being offered for sale at a realistic price with no onward chain for a quick sale. It briefly comprises, entrance porch, lounge, dining room, fitted kitchen, shower room/WC, walk-in pantry, two bedrooms, attic storage, garden to rear.

Entranceway

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

Porch

Papered décor, dado to centre, wall-mounted electric service meters, alarm controls, textured ceiling, fitted carpet, staircase to first floor elevation, clear glazed French door to side allowing access to lounge.

Lounge (3.60 x 3.98m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured ceiling, fitted carpet, radiator, ample electric power points, ceramic tiled feature fireplace with matching insert and hearth housing ornamental electric fire, gas service meters, archway to rear through to dining room.

Dining Room (2.84 x 4.31m not including depth of recesses)

Patterned artex décor with one feature wall papered, patterned artex ceiling, fitted carpet, radiator, ample electric power points, recess alcoves fitted with display shelving, one wall light fitting, telephone point, wall-mounted ornamental





electric fire set onto hearth, patterned glaze French door allowing access to understairs storage, clear glaze French door to rear with matching panel to side allowing access to kitchen.

Kitchen (2.56 x 2.31m)

UPVC double-glazed windows and door to rear allowing access to rear gardens, tiled décor, patterned artex ceiling with electric striplight fitting and dome for natural light, tiled flooring, radiator, range of beech fitted kitchen units comprising ample wall-mounted units, base units, single sink and drainer units with central mixer taps, gas cooker power point, ample space for additional appliances, white panel door to rear allowing access to shower room/WC, further matching door to side allowing access to walk-in pantry fitted with shelving.



Shower Room/WC

Patterned glaze timber window to rear, ceramic tiled décor to two thirds with remaining plastered emulsion, plastered emulsion and coved ceiling, ceramic tiled flooring, radiator, suite to include low-level WC, wash hand basin set within vanity unit with fixtures and fittings included, double walk-in shower cubicle fully ceramic tiled with electric shower.



First Floor Elevation

Landing

Matching décor to main porchway, tiled ceiling, fitted carpet, white panel doors to bedrooms 1 and 2.

Bedroom 1 (3.39 x 4.06m)

UPVC double-glazed window to front with made to measure blinds, papered décor, papered and coved ceiling, laminate flooring, two radiators, electric power points, range of built-in wardrobes to two walls.

Bedroom 2 (4.34 x 2.51m)

Two UPVC double-glazed windows to rear with made to



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measure blinds, papered décor, textured and coved ceiling, fitted carpet, radiator, storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, further range of built-in wardrobes to one section, access to loft with pulldown ladder.

Loft

Full width and depth of the main property and offers excellent storage with fitted carpet, papered décor, papered ceiling and electric striplight fittings, Velux skylight window.

Rear Garden

Excellent sized terraced garden to remain as seen with purpose-built block rear garden storage shed with rear lane access.

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.