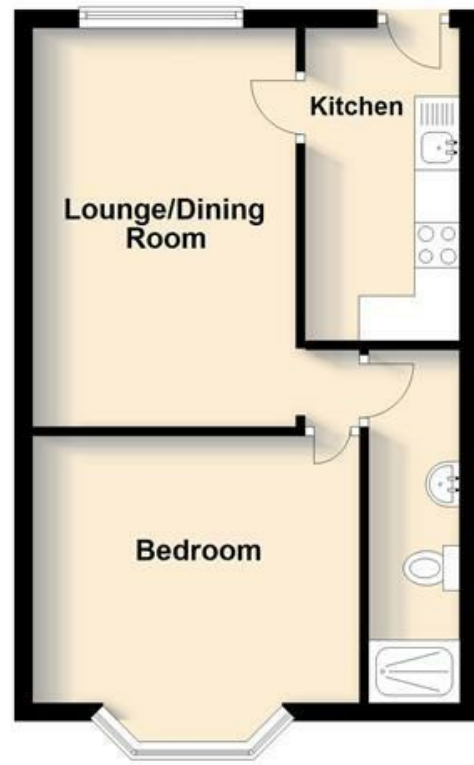
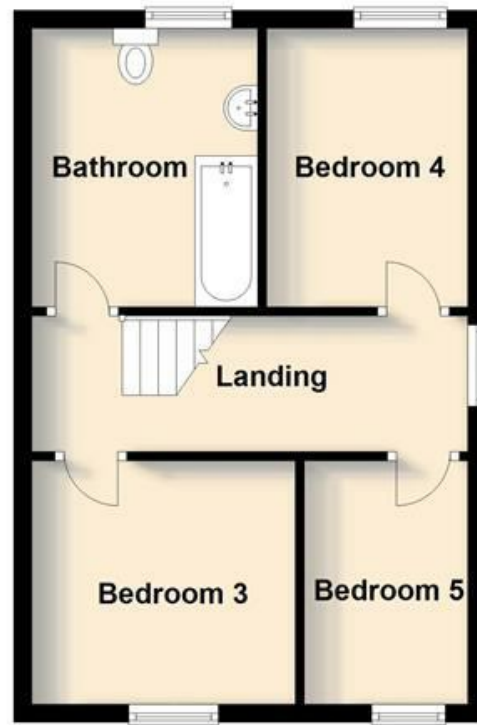


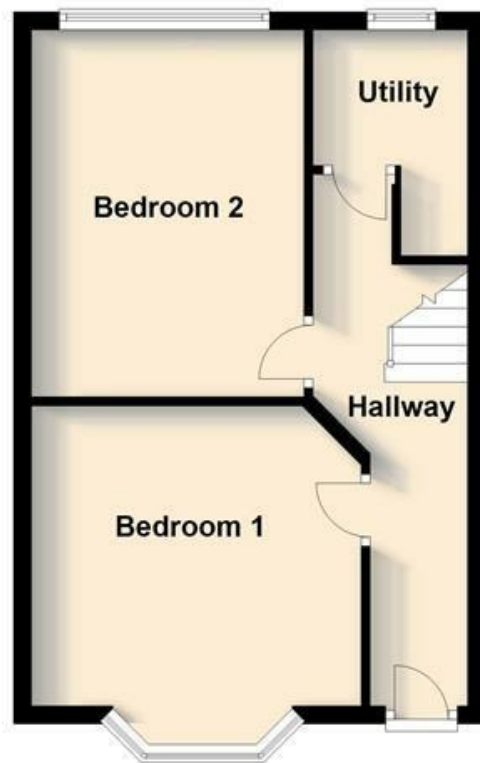
Lower Ground Floor Apartment



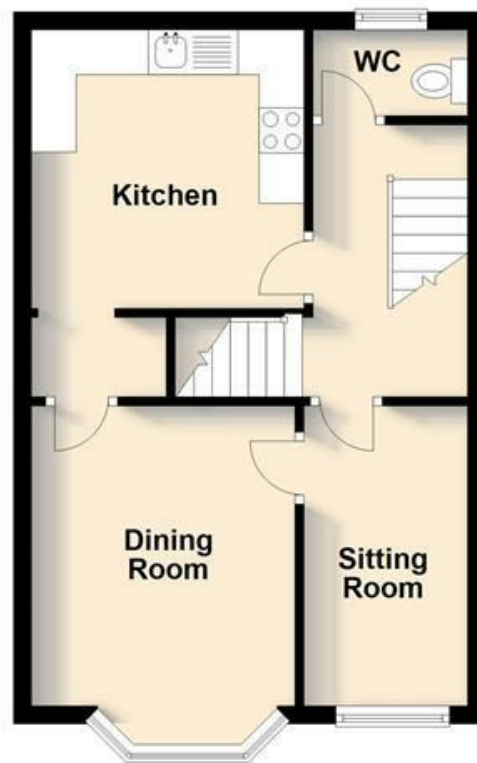
Second Floor



Ground Floor



First Floor



A SUBSTANTIAL stone built end of terrace situated within a convenient location. Previously used as a HMO with five lettings rooms PLUS a SELF CONTAINED lower ground floor apartment. Currently offered with two tenants in place, one occupying the apartment and the other with the main house. Ideally suited to a landlord or an investor. Accommodation set over four floors with an additional basement level providing storage. ENCLOSED GARDEN TO THE REAR.

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MISREPRESENTATION ACT 1967.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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ENTRANCE HALLWAY

Double glazed entrance door, stairs to first floor.

BEDROOM ONE

Fireplace with wooden surround, two radiators, ceiling coving.

BEDROOM TWO

Double glazed window, fitted wardrobes, two radiators.

UTILITY ROOM

Double glazed window, space for washing machine, wall mounted central heating boiler.

FIRST FLOOR LANDING

Stairs to second floor, glazed window.

SEPARATE WC

Low level WC, double glazed window.

SITTING ROOM

Previously used as a dining room, double glazed window, radiator, door to;



DINING ROOM

Double glazed bay window, radiator, ceiling coving.



FITTED KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for fridge and freezer, double glazed window, radiator, alcove with storage space.



SECOND FLOOR LANDING

Glazed window and access to roof void.

FITTED BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, built in storage cupboard, frosted window.



BEDROOM THREE

Sash window, radiator.

BEDROOM FOUR

Double glazed window, radiator.

BEDROOM FIVE

Sash window, radiator.

LOWER GROUND FLOOR APARTMENT

FITTED KITCHEN.

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, radiator, space for washing machine, frosted door to outside, wall mounted central heating boiler.



LOUNGE/DINING ROOM

Double glazed window, radiator.



DOUBLE BEDROOM

Double glazed window, radiator.



SHOWER ROOM

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.



BASEMENT ROOM

Accessed via a double glazed door, with restricted head height and being located below the apartment the room offers additional storage.

EXTERNALLY

Walled frontage and an enclosed rear patio with access to the apartment and basement room.

