MARTIN S.
ESTATE AGENTS
LONSDALE







West Bank, Heaton,

Guide Price

£210,000

NO CHAIN

- 4/5 BEDROOM END TERRACE
- NEWLY REFURBISHED THROUGHOUT
- LITERALLY ALL NEW FITTINGS WHILST RETAINING LOTS OF ORIGINAL FEATURES
- 2 RECEPTIONS & 3 BATHROOMS
- GREAT BASEMENT AREA OFFERING POTENTIAL 5TH BEDROOM OR OCCASIONAL ROOM & PLAYROOM/OFFICE/TV ROOM
- ATTRACTIVE BACKWATER LOCATION
- LOVELY LONG DISTANCE FRONTAL VIEWS
- GREAT FAMILY HOME
- FRONT & REAR GARDENS
- NO CHAIN

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SUPERB REFURBISHED 4/5 BEDROOM END TERRACE PROPERTY * SITUATED IN A BACKWATER LOCATION * ALL NEWLY RE-FITTED THROUGHOUT WHILST RETAINING LOTS OF ORIGINAL FEATURES * NEW GCH SYSTEM * FRONT & REAR GARDENS * THERE IS USEFUL BASEMENT WHICH OFFERS 2 GOOD SIZE ROOMS PLUS A SHOWER ROOM * THIS IS A STUNNING PROPERTY WHICH WILL APPEAL TO A GROWING FAMILY * VIEWING ESSENTIAL TO APPRECIATE THE SIZE * NO CHAIN *



Here we have a period end terrace property situated in a quiet backwater part of Heaton village, set along a cobbled/set road, with the accommodation comprising, of a hallway, bay lounge, superb fitted new kitchen with integrated items and granite tops, basement comprising, storage, two good size rooms of which one could be used as a bedroom plus a shower room, on the first floor are 3 bedrooms, family bathroom in white, second floor, 2 double bedrooms plus an en-suite shower room. All the fittings are new, plus the gas central heating system, benefits from Upvc dg windows, front & rear gardens. Parking is on the cobbled quiet road to the side with a gate leading to the front and rear of the property. This is a property that will appeal to a growing family and is offered for sale with NO CHAIN.



Entrance: Front Upvc door into a vestibule, internal door leads into the hallway, original cornice and plaster work, balustrade and spindle staircase, ch radiator.



Lounge: 5.07m x 4.12m (16'7 x 13'6). Upvc dg bay window to front, ch radiator, original cornice and ceiling rose.

Rear entrance: Upvc door into the hallway, staircase down to the basement.



Kitchen: 4.43m x 3.35m (14'6 x 11'0). Excellent range of quality wall & base units in grey with sparkly granite tops, cream brick effect tiling above with under lighting and stainless steel power points and plug sockets, extractor hood over a 5 ring gas hob, built in electric oven and microwave, stainless steel sink with extendable mixer tap, integrated auto-washer and dishwasher, integrated fridge and freezer, Upvc dg window to front, laminate flooring, two individual styled ch radiators, inset ceiling lights.

First Floor: Sweeping return staircase with feature Norman style frosted Upvc dg window, landing with storage cupboard.

Bedroom 1: 4.17m x 3.72m (13'8 x 12'2). Upvc dg window to front, coving, ch radiator.

Bedroom 2: 4.41m x 3.40m (14'5 x 11'1). Upvc dg window to rear, ch radiator.

Bathroom: 2.91m x 1.37m (9'6 x 4'5). Three piece suite in white, chrome

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fittings, part tiled, glass shower screen, thermostatically controlled chrome mixer shower taps with double header shower, frosted Upvc dg window, ch radiator, inset ceiling lights.

Second Floor: Stairs with matching return balustrade staircase.

Bedroom 3: 5.21m x 4.20m (17'1 x 13'9). Dormer Upvc dg windows to front, two ch radiators, long distance views.

En-Suite Shower Room: 1.79m x 1.76m (5'10 x 5'9). Wrap around shower cubicle with a thermostatically controlled shower unit with twin heads, heated chrome towel rail, extractor, inset ceiling lights, sparkly Upvc cladded to the walls.

Bedroom 4: 3.41m x 3.20m (11'2 x 10'5). Upvc dg skylight velux, ch radiator, under drawing storage.

Basement: Storage room.

TV/Study/ Playroom: 4.26m x 3.24m (13'11 x 10'7). Upvc dg frosted window, ch radiator, inset ceiling lights.

Occasional Room/Bedroom 5: 4.91m x 3.90m (16'1 x 12'9). Upvc dg bay window to front, ch radiator, inset ceiling lights, cupboard houses the Potterton Titanium condensing boiler.

Shower Room: Shower cubicle with a thermostatically controlled chrome shower unit, heated chrome towel rail, wash basin on a high gloss vanity unit, sparkly Upvc cladded walls, extractor, inset ceiling lights.

Externally: To the front is walling with a garden, pathway with railings and steps to the front door. To the rear is a gate with access onto the garden area, steps up with railings to the rear door. Parking on the cobbled quiet road.

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