



## Asking Price £135,000

A spacious, three bedroom, end terrace house offering bags of potential. In need of modernisation, the property offers generously proportioned accommodation that needs updating throughout. Accommodation comprises; entrance hall, lounge, kitchen separate dining room on the ground floor with three bedrooms, shower room and separate WC on the first floor. The property stands on a large corner plot, offering scope for extensions (subject to planning) and is offered with no onward chain.

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Middlefield Road, Southway, PL6 6TH

**Entrance**

Entrance door into the entrance hall with stairs rising to the first floor and under stairs storage cupboards. Fitted gas fire. Doors into the lounge and kitchen.

**Lounge 5.57m (18'3") x 3.34m (10'11")**

Room narrows to 4.29 m. Feature fireplace with fitted gas fire . Dual aspect room with double glazed windows to the front and rear aspect. Door into the kitchen.

**Kitchen 4.29m (14'1") x 2.73m (8'11")**

Kitchen with base and eye level storage cupboards and roll edge work surfaces. Stainless steel sink and single drainer with mixer taps. Tiled splash backs. Double glazed door to the rear garden. Double glazed window to the rear. Gas cooker point. Natural wood effect laminate flooring. Arch way through to the dining room.

**Dining room 2.67m (8'9") x 2.1m (6'11")**

Fitted gas fire. Double glazed window to the front. Natural wood effect laminate flooring.

**First floor landing**

Double glazed window to the rear. Fitted gas fire.

**Bedroom one 3.79m (12'5") x 3.01m (9'11")**

Double glazed window to the front. Airing cupboard housing the hot water tank. Built in wardrobe.

**Bedroom two 3.35m (11'0") x 3.04m (10'0")**

Double glazed window to the front.

**Bedroom three 2.48m (8'2") x 2.44m (8'0")**

Built in wardrobe. Double glazed window to the rear.

**Shower room 1.69m (5'7") x 1.58m (5'2")**

Double shower cubicle and fitted shower unit. Pedestal wash hand basin. Tiled splash backs. Obscure double glazed window.

**Separate WC.**

Low flush WC.

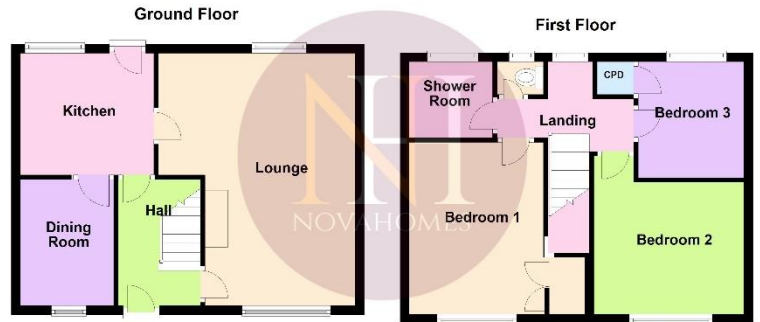
**Outside**

**Front of the property**

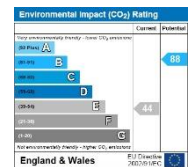
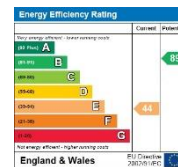
Low maintenance garden which sweeps around the front to the side.

**Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.