



Asking Price £170,000

Located in a tucked-away position, this two-bedroom mid-terrace home presents a fantastic opportunity for first-time buyers or investors alike. Offered with no onward chain, the property benefits from a front extension adding a versatile utility/porch space and boasts a generous south-westerly facing garden to the rear. Internally, the home features a bright and modern kitchen/diner fitted with a selection of white high-gloss units and integrated appliances including a fridge, freezer, electric oven and ceramic hob. The adjoining lounge is full of character with a feature exposed brick fireplace housing a wood burner, and enjoys direct access to the garden via French doors and a separate uPVC entrance. Upstairs offers two bedrooms – the principal room being a spacious double with beautiful elevated views. The bathroom is a standout feature, with a freestanding bath, walk-in shower and bespoke vanity unit, all set within a large, light-filled space. Additional features include gas central heating, uPVC double glazing, and the benefit of owned solar panels for improved energy efficiency. With no onward chain and plenty of charm, this well-presented home is ready to welcome its next owner.

novahomes

Established 2008

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Bulsteel Gardens, Southway, PL6 6JN

Ground Floor

Porch/Utility Area

2.57m (8' 5") x 1.98m (6' 6")

Fitted with a matching range of base units, plumbing for automatic washing machine, uPVC double glazed window to the front and side, tiled flooring, uPVC double glazed door to the front, uPVC double glazed double doors opening to:

Kitchen/Diner

4.46m (14' 8") x 3.28m (10' 9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge and freezer, plumbing for dishwasher, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the front, tiled flooring, stairs rising to the first floor landing, open plan through to:

Lounge

4.46m (14' 8") x 4.43m (14' 6")

Feature solid fuel burner, double radiator, original wooden flooring, recessed ceiling spotlights, uPVC double glazed sliding patio doors to the rear garden, uPVC double glazed door to the rear garden.

First Floor

Landing

Bedroom 1

3.52m (11' 7") x 2.83m (9' 3")

UPVC double glazed window to the front, double radiator, built in storage cupboard housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system.

Bedroom 2

2.83m (9' 3") x 2.31m (7' 7")

UPVC double glazed window to the rear, radiator.

Bathroom

4.70m (15' 5") x 2.00m (6' 7")

Fitted with four piece suite comprising raised deep bath, vanity wash hand basin with drawers under, shower cubicle with fitted shower above, low-level WC, shaver point, uPVC double glazed window to the rear, built in storage cupboard, double radiator, heated towel rail, laminate flooring.

Outside

Front

To the front of the property there lies an enclosed low maintenance gardens mainly with stone chippings and a central paved path leading to the main entrance.

Rear

At the rear of the property there lies a good sized south west facing enclosed garden, again low maintenance with some bushes and apple tree with a courtesy gate to the rear. There is also a useful outside storage shed.

Agents Note

This property benefits from owned solar panels.

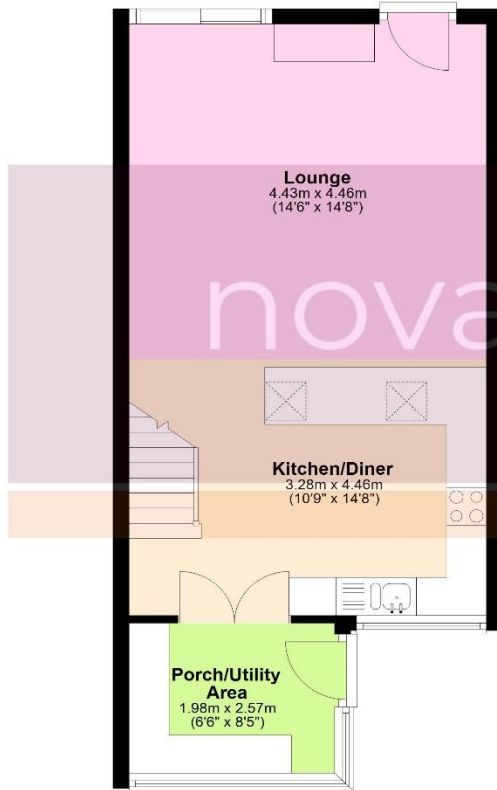
Viewing Arrangements

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

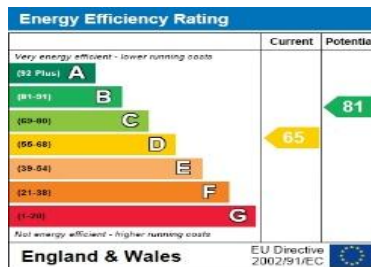




Ground Floor



First Floor



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.



**1%
FEE**

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CONTRACT**

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**NO SALE
NO FEE**

