

FOR SALE



Prospect Terrace, Lingdale

3 Bedrooms, 1 Bathroom, Mid Terraced House

£110,000

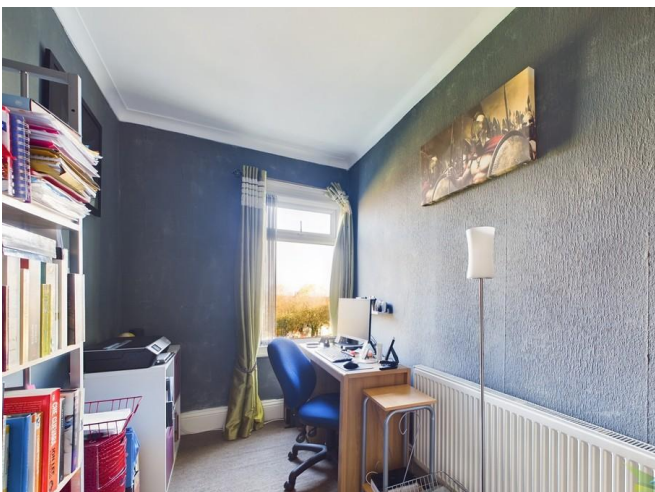


Prospect Terrace, Lingdale

3 Bedrooms, 1 Bathroom

£110,000

- Good investment opportunity
- Great for first time buyer
- Village Location
- Bay window seat
- Overlooking skate park



FULL DESCRIPTION Martin and Co are happy to welcome to the market this three bedroom property, which would be an ideal purchase for a first time buyer, investor or landlord. The property is well positioned and close to local amenities, bus routes and schools. Briefly comprising of: Entrance hall, Through lounge diner, Kitchen, Bathroom, Landing and Three bedrooms. Externally the property benefits from having a front garden which overlooks a children's play/skate park and has a yard to the rear. Contact Martin & Co on 01287 631 254 to book your viewing now.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 14' 3" x 2' 11" (4.36m x 0.89m) uPVC entrance door, double panelled central heating radiator, carpeted flooring and stairs leading to the first floor.

THROUGH LOUNGE DINING ROOM 23' 7" x 22' 1" (7.21m x 6.75m) To front aspect. Ceiling cornice, ceiling roses, cast iron log burner with feature wooden beam above, laminate flooring, central heating radiator and uPVC bay window with seat and french doors to rear.

KITCHEN 11' 11" x 7' 6" (3.65m x 2.29m) To rear aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl coloured sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood tiled flooring and uPVC window.

LOBBY Tiled flooring and uPVC stable door leading to rear yard.

BATHROOM Part tiled. White suite comprising: low



level WC with push button flush, pedestal / vanity inset wash hand basin, panelled bath, extractor, tiled flooring, heated towel rail and uPVC window.

GARDENS The front garden is mainly laid to lawn with path. The rear is a yard with access gate. Cold water external tap.

FIRST FLOOR

LANDING With uPVC window and shower cubical with folding door.

BEDROOM ONE 14' 7" x 8' 1" (4.45m x 2.48m) To front aspect. Ceiling cornice, central heating radiator and uPVC bay window.

BEDROOM TWO 8' 11" x 8' 5" (2.73m x 2.58m) To rear aspect. Ceiling cornice, cupboard containing Viesmann boiler central heating radiator and uPVC window.

BEDROOM THREE 11' 5" x 6' 1" (3.50m x 1.86m) To front aspect. Ceiling cornice, central heating radiator and uPVC window.

EXTERNALLY





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.