



- 3 Bed End Terraced House
- Conservatory
- Great Opportunity
- Buyers Fees Apply

- Popular Location looking onto Green
- Utility/Cloaks/WC
- For Sale by Modern Auction T's and C's Apply
- Fitted Kitchen
- Scope for Some Updting
- Starting bid applies subject to reserve price.



\*\*\* For Sale By Modern Auction\*\*\* This 3 Bedroomed end terraced house occupies a pleasant position opposite a green, within this popular residential area. With gas fired central heating and sealed unit double glazing, the property is well presented but offers scope for some cosmetic updating. The Reception Hall, with cloaks rail, leads to the Lounge, the focal point of which is a pebble style living flame gas fire within an attractive painted surround and there is also a useful storage cupboard. The Kitchen is fitted with a range of wall and base units with sink unit, split level double oven, 4 ring ceramic hob with extractor over and intergral dishwasher with matching door and is open to the Conservatory, overlooking and with door to the rear garden. The Utility Room/Cloaks/WC has plumbing for a washer, with a low level wc and wall mounted wash basin. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the rear. Bedrooms 2 and 3 are both to the front, having been formed from a larger master bedroom, which could be reconverted if preferred. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over, shower screen and tiled surrounds.

Externally, the Front Garden is lawned. The Rear Garden has decking, a lawn and range of shrubs, being ideal for family use.

Renwick Street is situated within a popular residential area, well placed for local schools and other amenities, as well as road and public transport links into the city and other surrounding areas.

#### Reception Hall

Lounge 14'3 x 12'10 (4.34m x 3.91m)

Kitchen 14'3 x 6'0 (4.34m x 1.83m)

Conservatory 11'0 x 10'4 (3.35m x 3.15m)

Utility/Cloaks/WC 7'4 x 3'0 (2.24m x 0.91m)

#### First Floor Landing

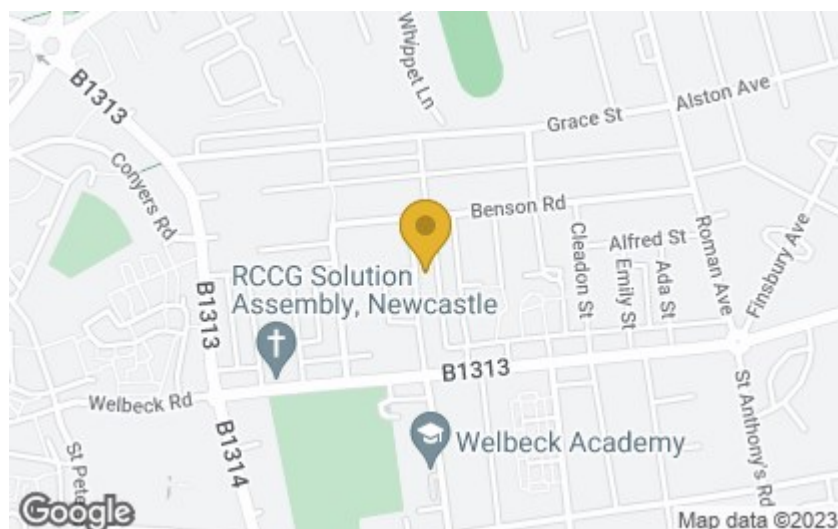
Bedroom 1 9'10 x 9'8 (3.00m x 2.95m)

Bedroom 2 11'4 x 6'8 (3.45m x 2.03m)

Bedroom 3 9'2 x 6'6 (+dr recess) (2.79m x 1.98m (+dr recess))

Bathroom/WC 7'2 x 6'4 (2.18m x 1.93m)

#### Auctioneer Comments



Energy Performance: Current D Potential B

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.