



- 2 Bed Mid Terraced House
- Lounge with Open Fireplace
- Spacious Bathroom with Shower
- Convenient Location

- Superbly Presented & Appointed
- Dining Room with Multifuel Stove
- Rear Patio Garden/Yard

- Replacement Double Glazed Sash Windows
- Refitted Kitchen
- Many Original Features

A superbly presented and appointed 2 bedroomed mid terraced house, improved to a high standard, yet retaining many original attractive features including corniced ceilings, picture and dado rails. With gas fired central heating and sealed unit double glazing including some replacement timber framed sash windows, the Entrance Hall leads to the Reception Hall, with oak flooring, continuing into the Lounge, the focal point of which is an open tiled fireplace within a lovely painted surround and with fitted book/display shelving. There is a wood burning stove to the Dining Room, set within a recessed fireplace, with oak floor and storage cupboard. The Kitchen has been refitted with a range of units, inset sink unit to solid wood work surfaces, slot in dual fuel Smeg cooker with stainless steel/glass extractor over, integral washing machine with matching door and door to the rear. Stairs lead from the hall to the First Floor Landing with storage cupboard and access to the loft. Bedroom 1 is a particularly generous room to the front with an ornate cast iron and tiled fireplace with fitted storage cabinets to the recesses with shelving over. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, wash stand with circular wash basin and a panelled bath with mains shower over, folding shower screen, traditional radiator and ornate cast iron fireplace.

Externally, there is a small Front Garden with a range of shrubs. There is a pleasant Rear Yard/Patio with pebbled borders, shed and gate to the rear. Sidney Grove is in a well established and sought after area, conveniently situated for the West Road, with excellent public transport and road links into the city centre and other surrounding areas.

Entrance Hall 5'6 x 3'6 (1.68m x 1.07m)

Reception Hall 12'2 x 3'4 (3.71m x 1.02m)

Lounge 14'2 x 12'6 (4.32m x 3.81m)

Dining Room 14'6 x 12'2 (4.42m x 3.71m)

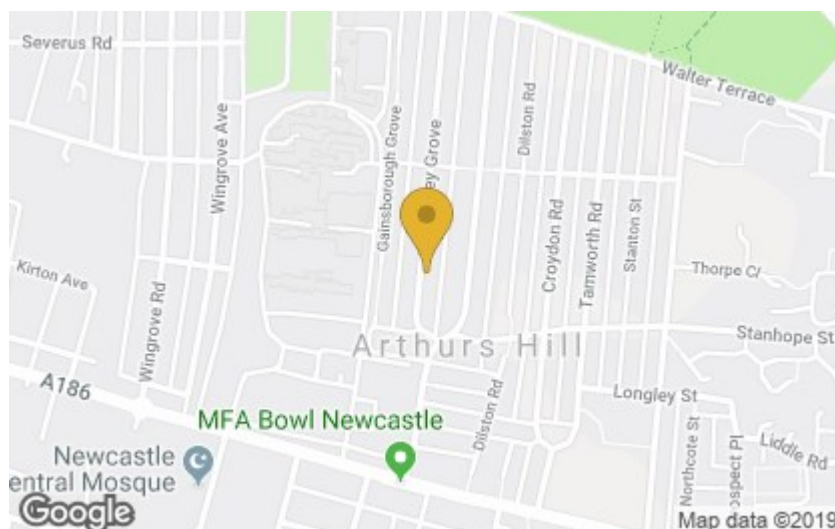
Kitchen 11'9 x 7'6 (3.58m x 2.29m)

First Floor Landing

Bedroom 1 16'2 x 14'2 (4.93m x 4.32m)

Bedroom 2 14'10 x 9'4 (4.52m x 2.84m)

Bathroom/WC 12' x 7'9 (3.66m x 2.36m)



Energy Performance: Current E Potential D

Council Tax Band:

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.