



Eden Terrace, Leasingthorne, DL14 8EJ
2 Bed - House - Mid Terrace
£130,000

*** WELL PRESENTED THROUGHOUT *** POPULAR LOCATION *** POTENTIAL 3RD BEDROOM ***

In the popular location of Eden Terrace, Leasingthorne, Robinsons are delighted to offer to the market this beautifully presented and deceptively spacious two bedroom terraced property which has a loft conversion which has the potential to be a third bedroom.

The property is UPVC double glazed, oil centrally heated and would be an ideal purchase for numerous buyers in the market.

In brief this home comprises of; an entrance vestibule, hallway, lounge, spacious dining room, kitchen with a range of white gloss fitted wall and base units and a utility room. To the first floor there are two double bedrooms and a family bathroom, as well as a solid staircase from the landing leading to the loft room which has the potential to be converted to a third bedroom.

Externally to the rear there is a yard with space for off-street parking for up to two vehicles.

A viewing comes highly recommended so call us today to book your appointment.



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GROUND FLOOR

Entrance Vestibule

Lounge

14'0" x 13'0" (4.29 x 3.97)

Dining Room

14'3" x 12'11" (4.35 x 3.95)

Kitchen

14'1" x 7'0" (4.31 x 2.14)



FIRST FLOOR

Landing

Has a convector radiator and stairs to the second floor.



Bedroom One

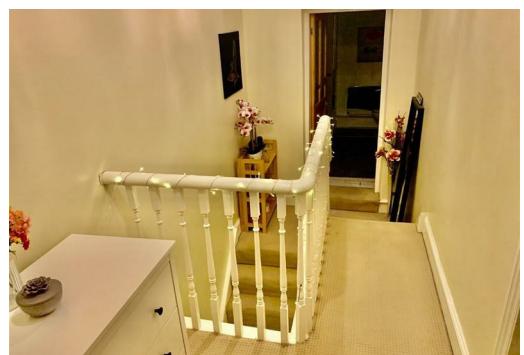
14'2" x 8'7" (4.34 x 2.62)

Bedroom Two

12'2" x 11'5" (3.72 x 3.50)

Bathroom

10'4" x 6'11" (3.17 x 2.13)

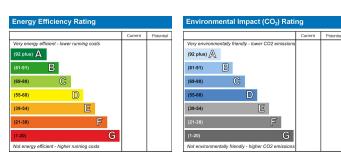


Attic Room

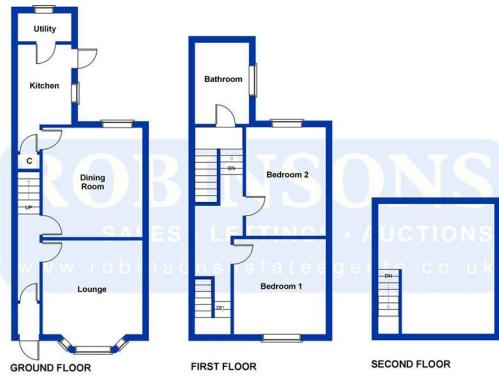
16'8" x 15'1" (5.10 x 4.62)

Externally

With a yard to the rear which is easy to maintain and has off-street parking.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements with room widths, depths and dimensions, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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