



## Vale Street, offers in excess of £170,000

- NO CHAIN
- WEST END LOCATION
- IDEAL FIRST TIME BUY / INVESTMENT
- COUNCIL TAX BAND - C
- CLOSE TO SHOPS, PARKS AND SCHOOLS
- EPC Rating: D



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## About the property

WEST END LOCATION\* Comprising of hallway, living room, dining room, kitchen, 1st floor, bathroom, landing, 2 bedrooms, enclosed rear garden, on street parking

## Accommodation

### Entrance Hall

UPVC door, carpet, power points, radiator, stairs to 1st floor.

### Lounge

14' max x 10' 6" max ( 4.27m max x 3.20m max )

T.V. point, power points, radiator, fitted carpet, window to front. Fire surround

### Dining Room

13' 3" max x 10' 6" max ( 4.04m max x 3.20m max )



carpet, power points, radiator, window to rear.

## Kitchen

13' 8" max x 7' 11" max ( 4.17m max x 2.41m max )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, space for cooker, space for utilities, power points, Tiled floor, window to side, door to Rear aspect

## Bedroom One

14' max x 10' max ( 4.27m max x 3.05m max )

Fitted carpet, power points, radiator, two windows to front.

## Bedroom Two

13' 3" max x 8' 6" max ( 4.04m max x 2.59m max )

fitted carpet, power points, radiator, window to rear.

## Bathroom

Corner Bath and seperate shower, wash hand basin, splash back tiled areas, radiator, window to rear.

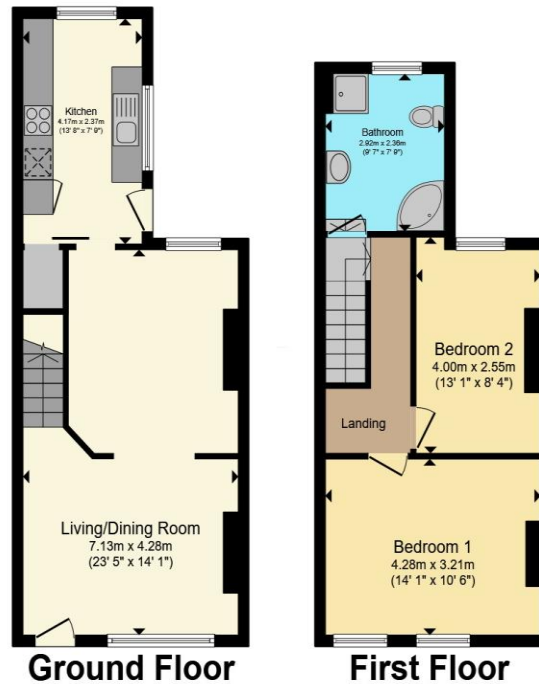
## Rear Garden

Patio area

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## Floorplan



Total floor area 78.9 m<sup>2</sup> (849 sq.ft.) approx

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