



  
Collinson Hall  
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collinsonhall.co.uk  
**FOR SALE**

**A SUPERB OPPORTUNITY to purchase a spacious TWO DOUBLE BEDROOM, end of terrace property built circa late 1940's. There is LOTS OF POTENTIAL to extend, subject to the usual planning consents and the property offers a generously stocked rear GARDEN and DRIVEWAY.**

**Guide Price: £450,000**

The accommodation comprises a spacious through lounge, kitchen, two generous double bedrooms and bathroom. The property does require some updating, however a great opportunity to make it your own and positioned near favoured primary and secondary schools, good local shopping amenities and easy access to major road networks makes this home a very popular choice for those who wish to grow into their next home.

EPC Rating: D 68

Council Tax Band: D



Entrance Hall

Living Room 6.37m x 3.32m (20'11" x 10'11").

Conservatory 2.85m x 2.24m (9'4" x 7'4").

Kitchen 2.58m x 2.30m (8'6" x 7'7").

Bedroom 1 5.16m x 2.67m (16'11" x 8'9").

Bedroom 2 3.57m x 2.73m (11'9" x 8'11").

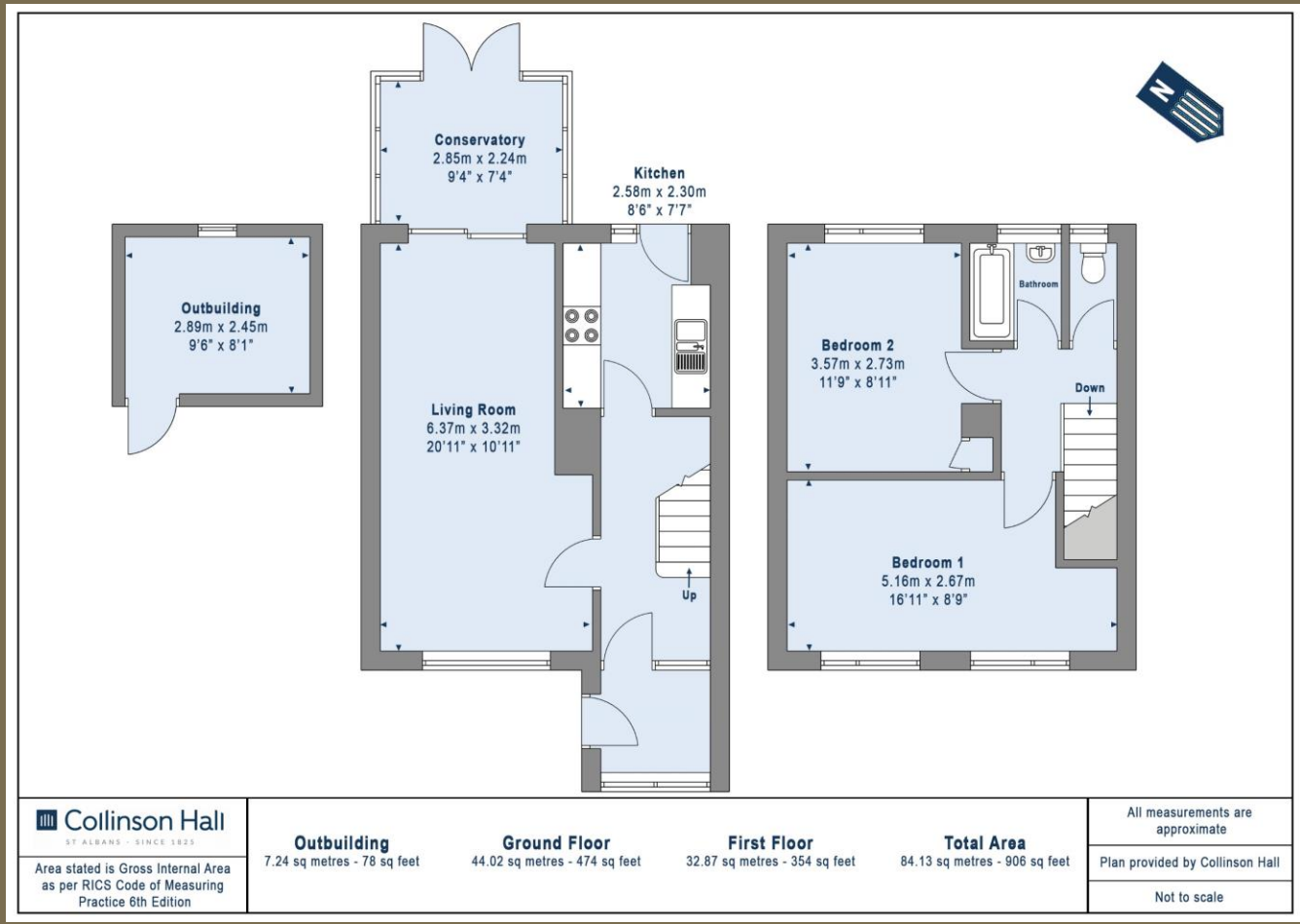
Bathroom

WC

Garden

Outbuilding 2.89m x 2.45m (9'6" x 8').





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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