



Salop Street, £275,000

- COUNCIL TAX BAND - D
- NO ONWARD CHAIN
- NEW BOILER
- EXCELLENT RENOVATION OPPORTUNITY
- TOWN CENTER LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- EPC Rating: Awaited



 3  1  2



About the property

NO CHAIN - three-bedroom mid-terrace home on the popular Salop Street, offering fantastic potential for modernisation. Benefiting from two reception rooms, a ground floor bathroom and an enclosed rear garden,

Accommodation

Entrance Porch A useful entrance porch with a door leading through to the main hallway. A practical addition to the property, creating a welcoming entrance and helping to separate the living accommodation from the outside.

Hallway A welcoming entrance hallway providing access to the principal ground floor accommodation, with staircase rising to the first floor

Lounge 12' 6" max x 10' 7" max (3.81m max x 3.23m max)

A spacious reception room featuring a window to the front aspect, allowing plenty of natural light to fill the space. The room benefits from an electric fireplace, creating a focal point and offering a cosy atmosphere, with ample space for a range of living room furniture. Providing excellent potential for improvement, this room offers a blank canvas for purchasers looking to modernise and make it their own.

Dining Room 11' 3" max x 10' 3" max (3.43m max x 3.12m max)

A separate dining room featuring a window overlooking the rear garden, allowing for plenty of natural light. The room benefits from an electric fireplace, creating an attractive focal point, and offers ample space for a family dining table and chairs. Requiring modernisation, this versatile room provides excellent potential to create a welcoming dining and entertaining space.



Kitchen 11' max x 7' 10" max (3.35m max x 2.39m max) A fitted kitchen with a window overlooking the rear garden, allowing for plenty of natural light. Comprising a range of wall and base units with work surfaces over, sink and drainer, and space for freestanding appliances. Offering direct access to the rear garden and excellent potential for modernisation and improvement.

Hall A useful inner hallway providing access to the downstairs bathroom and rear garden. Benefiting from a built-in storage cupboard, offering practical space for household items, coats or cleaning equipment. The hallway also provides access to the rear of the property and garden beyond.

Shower Room 7' 10" max x 5' 8" max (2.39m max x 1.73m max)

A ground floor shower room fitted with a double walk-in electric shower, wash hand basin and WC. The room also benefits from a window for natural light and ventilation, offering practical convenience whilst presenting scope for updating to suit modern tastes.

Landing A central landing providing access to all three bedrooms offering access to the loft space,

Bedroom 1 15' 11" max x 11' 6" max (4.85m max x 3.51m max)

A generous double bedroom featuring two windows to the front aspect, allowing for an abundance of natural light. Benefiting from

built-in storage, the room offers excellent practicality and ample space for a range of bedroom furniture. Requiring some modernisation, this room provides fantastic potential to create a comfortable principal bedroom.

Bedroom 2 10' 8" max x 10' 7" max (3.25m max x 3.23m max)

A well-proportioned double bedroom benefiting from a window overlooking the rear garden, allowing for plenty of natural light. The room also features fitted storage, providing practical wardrobe space and helping to maximise the available floor area. Offering excellent potential for modernisation, this room would make an ideal guest bedroom, children's room or principal bedroom.

Bedroom 3 11' max x 7' 10" max (3.35m max x 2.39m max)

A versatile third bedroom featuring a window overlooking the rear garden, allowing for natural light throughout the day. The room benefits from a built-in storage cupboard housing the recently fitted boiler, providing useful additional storage space. Ideal as a single bedroom, nursery or home office, with excellent potential for modernisation.

Rear Garden An enclosed rear garden featuring a paved patio area, providing the perfect space for outdoor seating and entertaining. The garden also benefits from a useful storage shed and offers excellent potential for further landscaping and improvement to

02920 703799

penarth@peteralan.co.uk

Floorplan



Total floor area 89.3 m² (962 sq.ft.) approx

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