







**LOVELY TWO BEDROOM INVESTMENT OPPORTUNITY OR FIRST TIME BUY ON CHURCH LANE IN DN6.** This delightful mid terraced house has a field view to the front and offers nicely presented accommodation that is move in ready. The property in brief comprises of entrance into the living room, separate dining room, kitchen, stairs, landing, two double bedrooms, large bathroom, front and rear gardens. **WITHIN WALKING DISTANCE OF THE LOCAL RAILWAY LINK AND AVAILABLE WITH NO CHAIN.**

#### **ENTRANCE**

This fantastic terraced property is accessed via the front facing double glazed frosted door directly into the living room.

#### **LIVING ROOM**

12' 1" x 11' 2" (3.70m x 3.41m) Spacious reception room overlooking the field to the front via the front facing double glazed window, radiator, coal effect feature gas fire with a decorative surround, storage cupboard and coving to the ceiling.

#### **INNER HALL**

2' 6" x 2' 7" (0.78m x 0.81m) Linking the two reception rooms and providing access to the stairs.

#### **DINING ROOM**

12' 1" x 12' 2" (3.69m x 3.71m) Second lovely reception space perfect for entertaining with door to the kitchen, rear facing double glazed window, radiator and storage cupboard beneath the stairs.





### **KITCHEN**

7' 3" x 10' 10" (2.22m x 3.31m) Beautifully presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor hood above, double electric oven, partially tiled walls, tiled flooring, boiler unit in matching cupboard, integrated dishwasher, integrated washing machine, integrated fridge, side facing double glazed frosted door to the garden, side facing double glazed window and a rear facing double glazed window.

### **STAIRS**

Leading from the inner hallway to the first floor landing.

### **LANDING**

2' 6" x 2' 5" (0.78m x 0.76m) Providing access to both bedrooms. The bathroom is accessed via bedroom one.

### **BEDROOM**

12' 2" x 12' 2" (3.72m x 3.72m) Positioned at the rear of the property, a spacious double bedroom with access to the bathroom, rear facing double glazed window, radiator and fitted wardrobes.

### **BATHROOM**

7' 4" x 10' 9" (2.26m x 3.29m) Wonderful large bathroom with a three piece suite comprising of a low flush WC, wash hand basin, p-shaped bath with electric shower unit mounted above, partially tiled walls, radiator, storage cupboard and a rear facing double glazed frosted window.

### **BEDROOM**

12' 1" x 11' 2" (3.70m x 3.42m) Further double bedroom positioned at the front of the property with front facing double glazed window, radiator, dado rail and storage cupboard above the stairs.









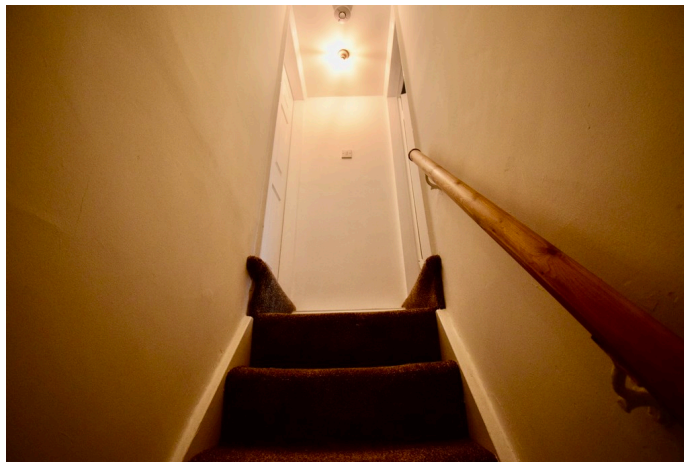


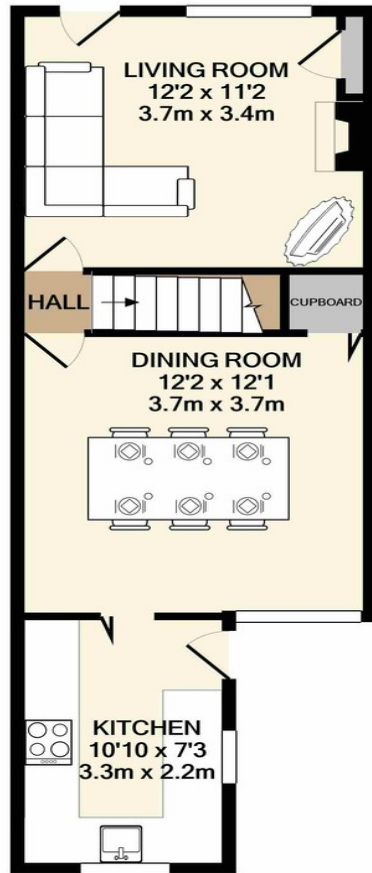
### FRONT GARDEN

Overlooking the field to the front with a small border wall and path leading to the front door.

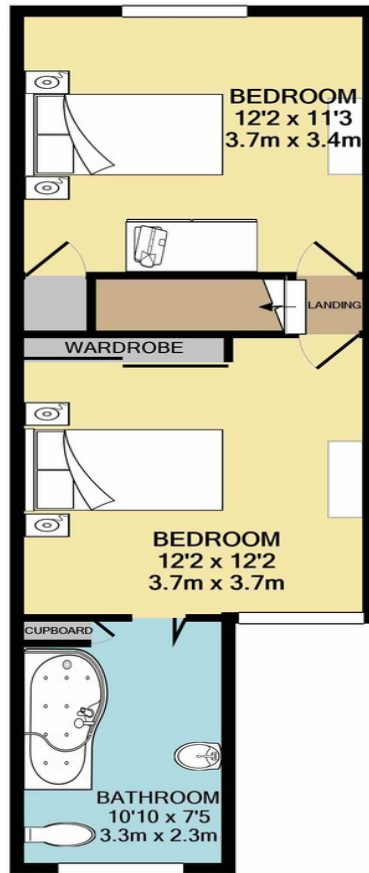
### REAR GARDEN

Pleasant fence enclosed rear garden with laid to lawn area and rear access gate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		