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2 Bedroom Terraced House To Let: ** Open Day Saturday 23rd May 10-11.30am *** Elevated from road level is this beautiful Victorian double bay property that offers stunning views across Greenbank Cemetery. Spacious throughout and with the added extra of a lovely converted loft room this characterful home is sure to be a popular choice! A must see property Call Holbrook Moran today 0117 9540033. Access, Via wooden door with single glazed stained glass window over. Lobby, Ceiling cornicing. Dado rail. Tiled flooring. Secondary single glazed door leading into, Entrance hall, Stairs rising to first floor. Wall mounted cupboard homing gas / electric meters and fuse board. Stripped floorboards. Radiator. Lounge w: 3.62m x l: 4.22m, Double glazed bay window to front aspect. Cast iron open fireplace with tiled hearth and iron mantle over. Ceiling cornicing and picture rail. Television point. Wall lights. Stripped floorboards. Radiator. Dining w: 3.33m x l: 4.58m, Single glazed original sash window to rear aspect. Cast iron open fireplace with tiled inset and hearth and wooden frame and mantle over. Picture rail. Built in under stairs storage cupboard. Stripped floorboards. Radiator. Kitchen w: 2.66m x l: 3.58m, Double glazed window to rear aspect. Range of base units with solid wood work surface tops over. Double sunken Belfast sink with Victorian style mixer taps over. Gas oven with gas hob over. Space for freestanding fridge freezer and plumbing for washing machine. Tiled flooring. Splashback tiles. Radiator. Door leading to, Utility w: 1.64m x l: 4.06m, Double glazed door and windows to side and rear aspect. Polycarbonate roofing over. Electric and lighting. FIRST FLOOR: Bedroom 1 w: 4.19m x l: 4.1m, Double glazed bay window to front aspect. Built in wardrobe with hanging rail and shelving. Telephone point. Wall lighting. Radiator. Bedroom 2 w: 3.3m x l: 3.29m, Double glazed window to rear aspect. Built in fitted wardrobe with shelving. Wall lights. Radiator. Bathroom w: 2.77m x l: 2.57m, Double glazed obscure window to rear aspect. Full four piece suite comprising of roll tops painted aluminium bath with mixer taps over. Separate walk in shower cubicle. Pedestal wash hand basin and Low Level W.C. Wall mounted boxed in gas combi boiler. Dado rail. Ladder effect radiator. Floorboards. Landing, Doors to all first floor rooms. Stairs rising to loft room. Loft room w: 4.66m x l: 4.01m, Double glazed Velux window to both front and rear aspect. Telephone and internet point. Storage cupboards fitted into eaves. Wall lighting. Radiator. Outside, Rear Garden, South facing enclosed courtyard garden. Mainly patio with planted boarder with mature shrubs. Access, Via wooden door with single glazed stained glass window over. Lobby, Ceiling cornicing. Dado rail. Tiled flooring. Secondary single glazed door leading into, Entrance hall, Stairs rising to first floor. Wall mounted cupboard homing gas / electric meters and fuse board. Stripped floorboards. Radiator. Lounge, w: 3.62m x l: 4.22m, Double glazed sash bay window to front aspect. Cast iron open fireplace with tiled hearth and iron mantle over. Ceiling cornicing and picture rail. Television point. Wall lights. Stripped floorboards. Radiator. Dining, w: 3.33m x l: 4.58m, Single glazed original sash window to rear aspect. Cast iron open fireplace with tiled inset and hearth

and wooden frame and mantle over. Picture rail. Built in under stairs storage cupboard. Stripped floorboards. Radiator. Kitchen, w: 2.66m x l: 3.58m, Double glazed window to rear aspect. Range of base units with solid wood work and work over. Built in oven. Built in Benetton mixer tap. Built in oven with grill. Hob over. Space for freestanding deep freezer and room for washing machine. Dish washing. Splash trap. Radiator. Oven leading to utility, w: 1.64m x l: 1.64m. Double glazed sash window and window to side and back. Polycarbonate roofing over. Hardwood lighting. Kitchen FLOOR, w: 2.66m x l: 3.58m, Double glazed sash window to rear aspect. Built in wardrobe with hanging rail and shelves. Polycarbonate pointing. Radiator. Bathroom, w: 2.29m x l: 3.29m, Double glazed sash window to rear aspect. Built in fitted wardrobe with shelving. Wall lights. Radiator. Bathroom, w: 2.77m x l: 2.57m, Double glazed obscure window to rear aspect. Full four piece suite comprising of roof top paired aluminium bath with mixer taps over. Separate shower cubicle. Pedestal wash hand basin and Low Level W.C. Wall mounted boxed in gas combi boiler. Dado rail. Ladder effect radiator. Floorboards. Landing, Doors to all first floor rooms. Stairs rising to loft room. Loft room, w: 4.66m x l: 4.01m, Double glazed Velux window to both front and rear aspect. Telephone and internet point. Storage cupboards fitted into eaves. Wall lighting. Radiator. Outside, Rear Garden, South facing enclosed courtyard garden. Mainly patio with platted boarder with mature.

