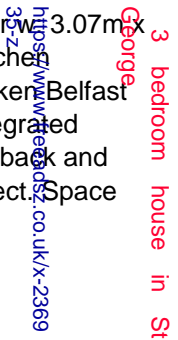




3 Bedroom End-Terraced House To Let: A very handsome and immaculately presented double bay Victorian end of terrace property overlooking the prestigious St Georges Park. Make sure you have that pen and paper to hand as this simply stunning family home will soon have you ticking those boxes! The property itself briefly comprises of a light and airy entrance lobby with secondary door leading into entrance hall. The hall offers plenty of storage with doors leading off to both kitchen / diner and living room. The living room offers a dual aspect view and benefits from stunning original ornate ceiling cornicing. You will also find a restored Cast iron Victorian fireplace with decorative tiled inset and slate hearth. To the other side of the hallway you will find a beautiful high spec handmade shaker style kitchen with a double 'Belfast sink' and solid granite work surface tops. The kitchen is open plan with dining area and again offers a dual aspect view of both St Georges Park and courtyard Garden. Through the kitchen and into the utility, here you will find a separate downstairs cloakroom. There is also a range of base units with a secondary Belfast sink and also plumbing for washing machine. There is a built in airing cupboard housing gas combi boiler and double glazed door leading into courtyard. Upstairs there are three generous bedrooms, all with views of St Georges Park The master bedroom even has an enclosed balcony perfect for those morning coffees and Summer evenings! The bathroom has been extended and tastefully finished offering a four piece suite, ideal for any family! Outside there is a fully enclosed and very well presented South facing courtyard garden with access to a secure single garage with up and over door. This amazing Victorian home is ideal for any family and has been renovated to a superb standard credit to its current owners. This really is a very rare and unique style of property, we recommend booking to view asap! Access, Via solid wooden door with frosted double glazed window



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for dining table and chairs. Picture rail. Fired earth green slate tiles. Radiator. Door leading into, Utility w: 1.55m x l: 2.31m, Double glazed window to side aspect. Handmade shaker style base units with granite roll edge work surface tops over. Sunken Belfast sink with Victorian style mixer taps over. Plumbing for washing machine. Built in airing cupboard homing gas combi boiler. Fired Earth splash back and green slate floor tiles. Radiator. Double glazed door leading to courtyard. Cloakroom, Double glazed window to side aspect. Low level WC. Corner wash hand basin. Fired earth splash back and green slate floor tiles. FIRST FLOOR: Landing, Loft access with pull down ladder. Doors leading to all first floor rooms. Master bedroom w: 3.41m x l: 5.66m, Double glazed window to side aspect. Double glazed door to front aspect leading onto balcony. Built in bookcase into chimney breast. Picture rail. Radiator. (Length narrows from 3.41m to 2.23m), Bedroom 2 w: 3.25m x l: 2.83m, Double glazed window to front aspect. Picture rail. Radiator. Bedroom 3 w: 3.05m x l: 2.38m, Double glazed to side aspect. Picture rail. Radiator. Bathroom w: 2.88m x l: 2.04m, Double glazed obscure window to front aspect. Modern four piece suite comprising of tiled effect panelled bath with detachable shower over. Separate walk shower cubicle with tiled effect Fired Earth splash backs. Low level W.C. Pedestal wash hand basin. Victorian style stainless steel radiator. Wall lighting. Downlights. Fired Earth tiled flooring. Outside, Garden, South facing enclosed Courtyard style garden. Slate floor tiles. Outside tap and lighting. Fitted bench. Space for table and chairs. Garage, Up and over door. Power and lighting. Double glazed velux window into roof. Access, Via wooden door with frosted double glazed window over and to side. Lobby, Fitted shoe cupboard with seating over, homing gas meter. Ornate ceiling cornicing. Dado rail. Secondary stain glass door leading into, Entrance hall, Stairs rising to first floor with fitted storage cupboard under. Built in cupboard with shelving, lighting and electric. Ornate ceiling cornicing. Wall mounted cupboard homing electric meter and fuse board. Radiator. Door leading into, Living room, w: 6.72m x l: 4.06m, X2 Bay windows to both front and side aspects. Cast iron Victorian style gas fireplace with tiled inset and slate hearth. Ornate ceiling cornicing and central rose. Fitted book shelves into alcoves. Picture rail. Television and telephone point. Radiator. Kitchen/diner, w: 3.07m x l: 5.44m, Kitchen Area X2 Double glazed windows to side aspect. Handmade shaker style kitchen comprising of a range of base units with granite roll edge work surface tops over. Double sunken Belfast sink with Victorian style mixer taps over. Rangemaster five burner, dual fuel double oven. Integrated slimline dishwasher and space for freestanding fridge freezer. Picture rail. Splash back tiles. Fired earth green slate tiles. Open plan aspect into, Dining Area Double glazed window to front aspect. Space for dining table and chairs. Picture rail. Fired earth green slate tiles. Radiator. Door leading into, Utility, w: 1.55m x l: 2.31m, Double glazed window to side aspect. Handmade shaker style base units with granite roll edge work surface tops over. Sunken Belfast sink with Victorian style mixer taps over. Plumbing for washing machine. Built in airing cupboard homing gas combi boiler. Splash back tiles. Fired earth green slate floor tiles. Radiator. Double glazed door leading to courtyard. Cloakroom, Double glazed window to side aspect. Low level WC. Corner wash hand basin. Splash back tiles. Fired earth green slate floor tiles. FIRST FLOOR: Landing, Loft access with pull down ladder. Doors leading to all first floor rooms. Master bedroom, w: 3.41m x l: 5.66m, Double glazed window to side aspect. Double glazed door to front aspect leading onto balcony. Built in bookcase into chimney breast. Picture rail. Radiator. (Length narrows from 3.41m to 2.23m), Bedroom 2, w: 3.25m x l: 2.83m, Double glazed window to front aspect. Picture rail. Radiator. Bedroom 3, w: 3.05m x l: 2.38m, Double glazed to side aspect.

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Picture rail. Radiator. Bathroom, w: 2.88m x l: 2.04m, Double glazed obscure window to front aspect. Modern four piece suite comprising of tiled effect panelled bath with detachable shower over. Separate walk shower cubicle with tiled effect splash backs. Low level W.C. Pedestal wash hand basin. Victorian style stainless steel radiator. Wall lighting. Downlights. Fired earth tiled flooring. Outside, Garden, South facing enclosed Courtyard style garden. Slate floor tiles. Outside tap and lighting. Fitted bench. Space for table and chairs. Garage, Up and over door. Power and lighting. Double glazed velux window into.