



## 56 Maynard Street

Carlin How, TS13 4AE

**£55,000**



Close to all local amenities & transport links, a well-presented 2-bedroom terraced residence. A perfect investment opportunity or first-time buy.



Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: C-Rating.

### Entrance Vestibule

Recently fitted UPVC double glazed door to the front elevation. Carpeted. Stairs leading to the first floor.

### Living Room 11'7" x 11'3" (3.55m x 3.45m)

Carpeted. UPVC double glazed window to the front aspect. Electric fire. Radiator. Open archway to the Kitchen.

### Kitchen 9'2" x 7'11" (2.81m x 2.43m)

A range of wall & base units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Vinyl flooring. UPVC double glazed door & window to the rear aspect. Radiator.

### Bathroom 8'2" x 4'6" (2.49m x 1.39m)

Panel bath with shower above. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the rear aspect. Vinyl flooring.

## First Floor

### Landing

Carpeted. UPVC double glazed window to the rear aspect. Loft hatch.

### Bedroom One 14'6" x 12'0" (4.42m x 3.66m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

### Bedroom Two 8'5" x 8'0" (2.59m x 2.46m)

UPVC double glazed window to the rear aspect. Carpeted. Storage cupboard. Radiator.

## External

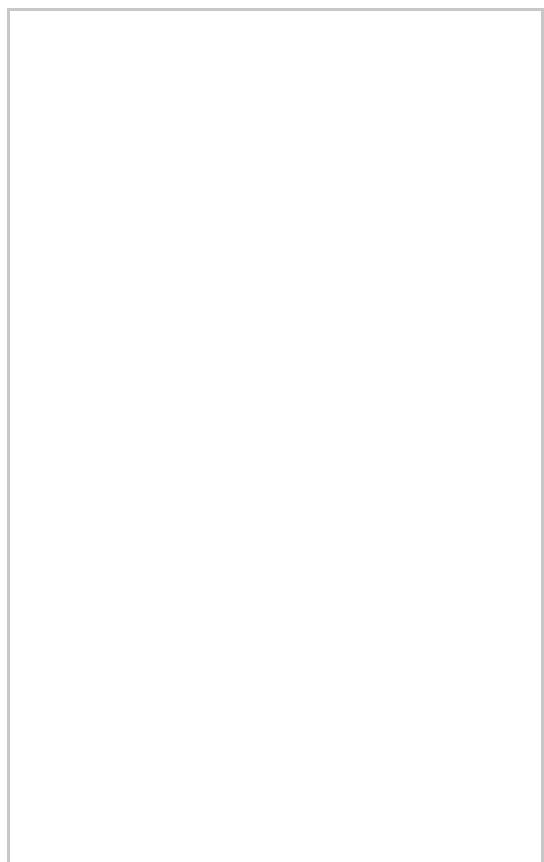
### Front Elevation

Enclosed yard.

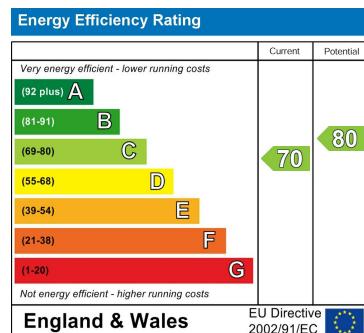
## Area Map



## Floor Plans



## Energy Efficiency Graph



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