



# Inglebys

Estate Agents



## 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" x8'0" (2.59m x2.46m)

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

External

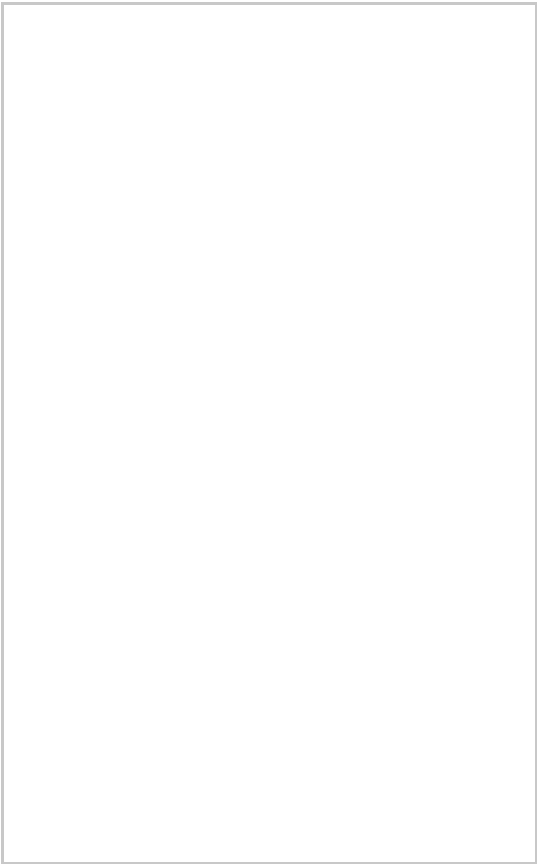
Front Elevation

Enclosed yard.

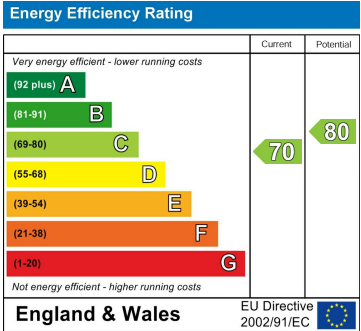
Area Map



Floor Plans



Energy Efficiency Graph



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