



## 50 Coronation Street

Carlin How, TS13 4DN

**£59,950**



Welcome to this well presented terraced house located on Coronation Street in the delightful village of Carlin How. This property boasts a spacious living room and two double bedrooms, there is ample space for a small family or for when guests stay over. The house features a well-maintained ground-floor bathroom, ensuring convenience and comfort for all residents.

Whether you are looking for a starter home or a potential investment property, this terraced house on Coronation Street is sure to impress - call us to book your viewing today.



Tenure: Freehold.

EPC Rating: D

Council Tax Band: A

#### Entrance 2'8" x 3'0" (0.83 x 0.93)

uPVC entrance door.

Wood effect laminate flooring.

Partially glazed door, opening to the Lounge.

#### Lounge 12'0" x 11'10" (3.68 x 3.62)

Double glazed window to the front aspect.

Flame effect gas fire with marble effect back and hearth and wooden surround.

Wood effect laminate flooring.

#### Kitchen 12'0" x 11'5" reducing to 9'0" (3.66 x 3.50 reducing to 2.75)

Double glazed window to the rear aspect.

A range of fitted wall and base units with marble effect roll top work surfaces.

Integrated appliances including fridge/freezer, single electric oven and four burner gas hob and extractor hood.

Sink with mixer tap.

Ceramic tile flooring.

Partially glazed door to the rear porch.

#### Rear Porch 5'1" x 2'10" (1.57 x 0.87)

Double glazed window to the rear aspect.

uPVC door to the rear.

Door opening to the ground floor bathroom/WC.

#### Ground Floor Bathroom/WC 11'1" x 3'10" (3.39 x 1.18)

Double glazed, frosted window to the rear aspect.

A white three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath with shower attachment.

Ceramic tile flooring.

Black panelled walls.

#### Bedroom One 11'11" x 12'1" (3.64 x 3.70)

Double glazed window to the front aspect.

Traditional styled fireplace.

#### Bedroom Two 8'7" x 9'11" (2.63 x 3.04)

Double glazed window to the rear aspect.

Two storage cupboards, one housing a Worcester combination boiler.

Wood effect laminate flooring.

Loft access hatch.

#### Externally

To the rear of the property is an enclosed courtyard.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

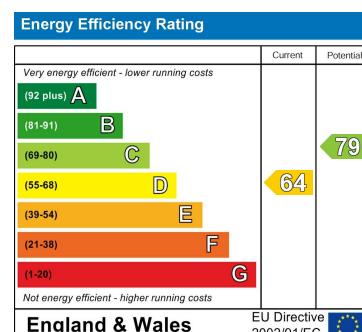
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.