



## 42 Grosvenor Terrace

Carlin How, TS13 4DH

**£77,500**



This well presented property is perfect for first-time buyers, small families, or those looking to downsize without compromising on space.

With two reception rooms and a ground floor bathroom, this property is deceptively spacious and presented to a high standard throughout.

Offered for with no onward chain - call us today to arrange your viewing appointment.



Tenure: Freehold

Council Tax: A

EPC Rating: D

### **Living Room 12'10" x 11'0" (3.93 x 3.36)**

Partially glazed composite entrance door.

Double glazed window to the front aspect.

Wood effect laminate flooring.

### **Dining Room 11'10" x 11'3" (3.62 x 3.44)**

Double glazed window to the rear aspect.

Wood effect laminate flooring.

Storage cupboard.

### **Kitchen 8'7" x 6'3" (2.62 x 1.93)**

Galley kitchen with a range of fitted wall and base units.

Granite effect roll top work surfaces.

Stainless steel sink with mixer tap.

Integrated double oven with matching electric hob.

Stainless steel overheard extractor hood.

### **Rear Porch**

Partially glazed door to the rear external.

Door to the Bathroom.

### **Ground Floor Bathroom**

Frosted double glazed window.

A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a P-shaped, panelled bath with shower over.

Tile effect panelling to the walls.

Extractor fan.

### **Bedroom One 11'11" x 11'1" (3.65 x 3.40)**

Double glazed window the front aspect.

### **Bedroom Two 12'0" x 9'0" (3.66 x 2.76)**

Double glazed window to the rear aspect.

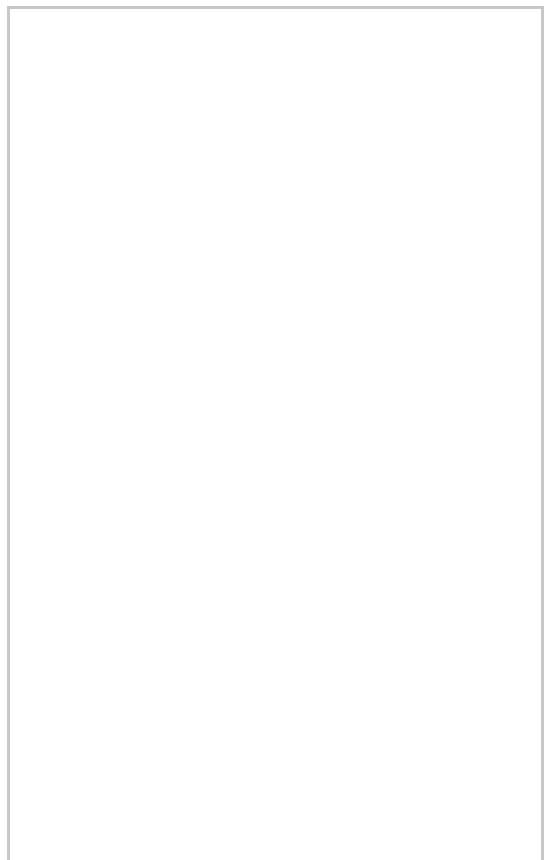
### **External**

To the rear of the property is an enclosed yard.

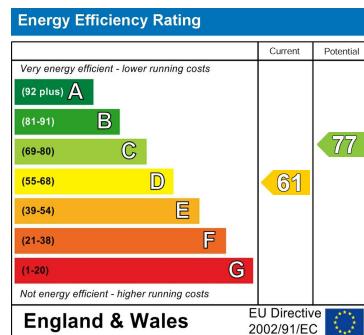
### **Area Map**



### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.