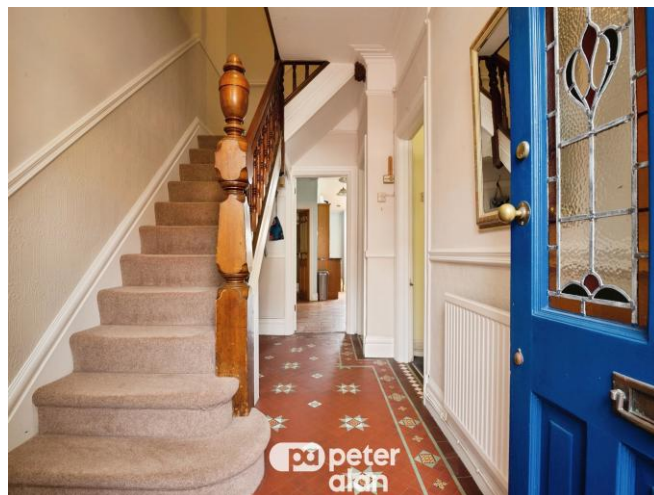


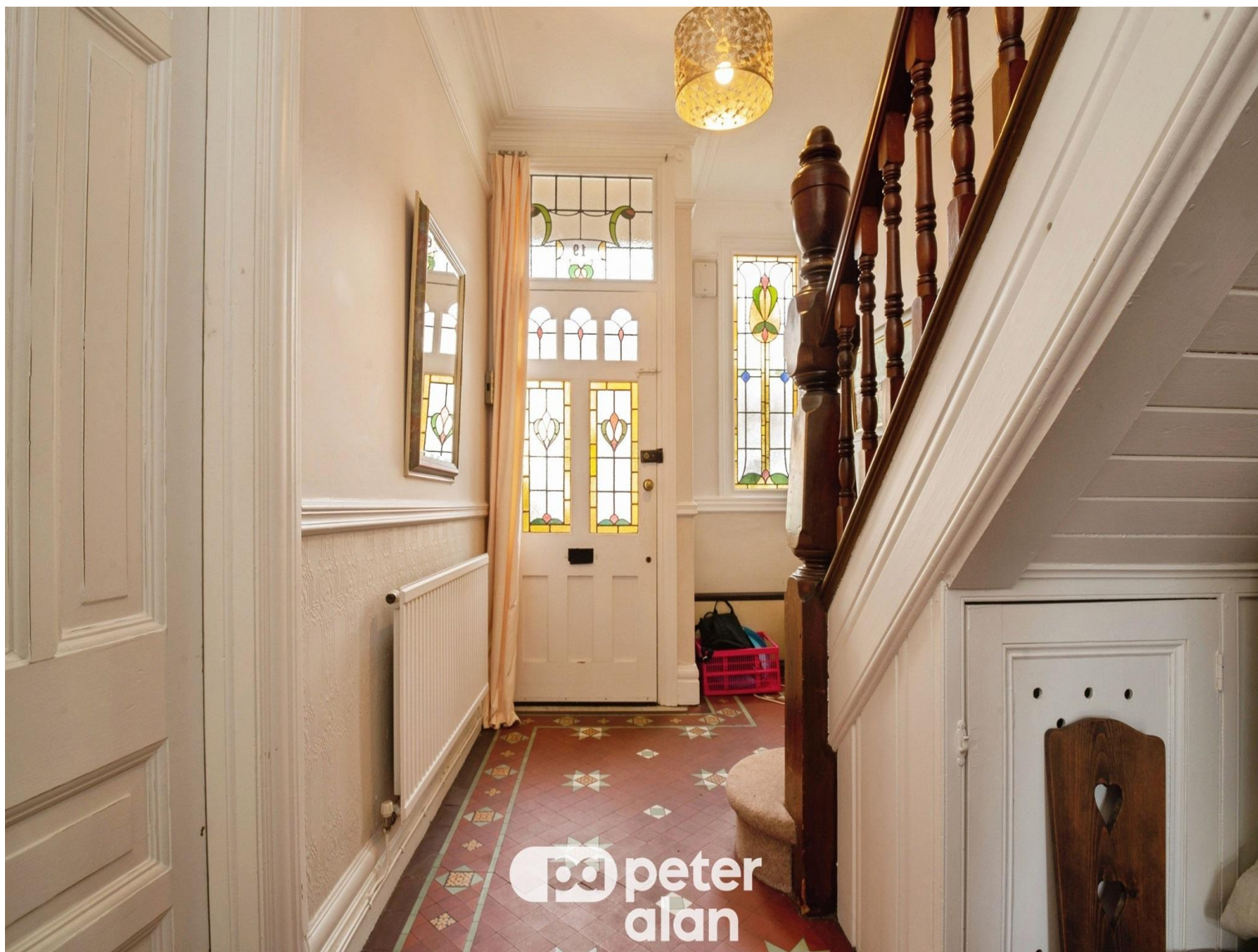


Pen-Y-Lan Terrace, offers in excess of £440,000

- THREE BEDROOMS
- SPACIOUS LIVING
- LARGE REAR GARDEN
- NO CHAIN
- GREAT LOCATION
- BEAUTIFUL FEATURES
- WC
- GARAGE WITH GATED REAR LANE ACCESS



 3
  1
  2



About the property

Peter alan are delighted to offer this chain free, three bedroom house to the market. Boasting a lovely period entrance, two large reception rooms, a kitchen and a beautiful rear garden. To the first floor is three great size bedrooms and a bathroom. This property benefits from original features and a fantastic location, close to all amenities including shops, schools and local bus stops.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Entrance

9' x 8' 5" MAX (2.74m x 2.57m MAX)

Kitchen

Bathroom

18' 2" x 17' 7" MAX (5.54m x 5.36m MAX)

Lounge

Rear Garden

16' 1" x 13' 9" MAX (4.90m x 4.19m MAX)

Dining Room

Agents Note

14' 10" x 13' 1" MAX (4.52m x 3.99m MAX)

Wc

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Shower Room

Landing

Bedroom One

15' 9" x 12' 8" MAX (4.80m x 3.86m MAX)

Bedroom Two

13' 3" x 10' 9" (4.04m x 3.28m)

Bedroom Three

02920 462246

albanyroad@peteralan.co.uk

Floorplan



Total floor area 135.4 m² (1,457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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