



Ferndene Grove High Heaton

- Immaculate traditional ground floor flat
- Two double bedrooms
- Front and rear gardens
- UPVC double glazing
- Access to local shops, amenities, and transport links



Offers Over £ 150,000

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Ferndene Grove

High Heaton

Viewing comes recommended on this immaculate traditional ground floor flat well positioned for access to local shops, amenities, and transport links. The property benefits from a range of modern fixtures and fitting together with front and rear gardens, UPVC double glazing and gas fired central heating via combination boiler.

The property comprises entrance hallway, sitting room with bay window, two double bedrooms and modern kitchen and bathroom suite. There is a pleasant lawned garden to the rear with gravelled garden to the front.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, built in cupboard, radiator.

LOUNGE 14'3 (into bay x 12'5 (into alcove) (4.34 x 3.78m)

Double glazed window, radiator.

KITCHEN 10'7 x 7'1 (plus doorway) (3.23 x 2.16m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob, extractor hood, space for automatic washer, built in combination boiler, radiator, double glazed window to side, double glazed door to rear.

BEDROOM ONE 12'5 x 10'11 (max) (3.78 x 3.33m)

Double glazed window to front, fitted wardrobes with overhead cupboards, coving to ceiling, radiator.

BEDROOM TWO 11'11 x 10'2 (into alcove) (3.63 x 3.10m)

Double glazed window to rear, fitted cupboards, radiator.

BATHROOM/W.C.

Three piece suite comprising a panelled bath with shower over, wash hand basin, set in vanity unit, low level WC, tiled walls, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Gravelled area.

REAR GARDEN

Laid mainly to lawn

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from May 1995

Ground Rent: peppercorn

Service Charge: N/A

Any Other Charges/Obligations: N/A

Council Tax Band: A

EPC Rating: C

GS14542/DJ/PC/07.08.23/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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