



GATEHOUSE STREET, SANDYHILLS, G32 9DD

*****CLOSING DATE SET - 6/6/23 AT 12.30***** A 2 Bedroom Main Door Upper Cottage Flat With Excellent Size Gardens, Gas Central Heating, PVC Double Glazing, Modern Kitchen And Bathroom, Viewing Advised.

Offers Over £129,995 Freehold | A 2 Bedroom Main Door Upper Cottage Flat





ENTRANCE VESTIBULE

Entrance vestibule entered via PVC opaque double glazed door, carpeting.

UPPER LANDING

Upper landing giving access to attic, good size storage cupboard.

LOUNGE – 3.70 x 4.63 metres

With laminate flooring, light décor, front facing PVC double glazed windows, good size storage cupboard, space for dining table and chairs if required.

KITCHEN – 3.18 x 2.82 metres

With storage cupboard, ceramic sink, a range of floor mounted high gloss units, integrated fridge freezer, space for washing machine, rear facing PVC double glazed window.

MASTER BEDROOM – 3.84 x 3.45 metres

With front facing PVC double glazed window, wardrobe storage, modern laminate flooring, able to accommodate double bed.

BEDROOM 2 – 4.39 x 3.02 metres

With laminate flooring, light décor, rear facing PVC double glazed window, able to accommodate double bed.

BATHROOM

The family bathroom has a 3 piece suite comprising low flush WC with dual flush, pedestal wash hand basin with chrome taps, deep panel P-shape bath with mixer shower installed over, chrome heated towel rail.

GARDENS

The property sits within generous size garden grounds to side and rear. Rear garden is laid out mainly to lawn with two separate sections.

Tenure: Freehold

- Communal and Private Gardens
- Double Glazing





Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.