74 THE FIRS,
ALSTON

A Two Bedroom Ground Floor Flat. The property enjoys a quiet location on the edge of the Firs estate and benefits from gas central heating and double-glazing throughout. There is a small garden to the rear and a paved area to the front. Alston town centre is within easy walking distance and there are woodland and riverside walks nearby.

Price: £85,000

74 The Firs, Alston

We are pleased to offer for sale this two-bedroomed ground floor flat. The property boasts gas central heating and double-glazing throughout. There is a small garden to the front and a paved area to the rear of the property.

The property is approached either from the front via a footpath and paving area to the front door or from the rear via a wooden gateway giving access to pathway leading to the neighbouring properties.

From the rear footpath, up four shallow steps and through garden to back door to:

Kitchen

2.46m x 3.53m (8'0" x 12'0")

There are fitted floor units to two walls with granite effect work surfaces and wall units on one wall above. Incorporated in the work surface is a white one and a half bowl single drainer sink with mixer taps. Under the work surface there are spaces for fridge, electric cooker (with cooker hood) and washing machine. Tiled area above work surfaces and sink, air vent in exterior wall and a radiator. Linoleum flooring and window over the sink overlooking the rear garden.

From the kitchen through door into:

Hallway

Five doors off with light insets above. Radiator, telephone point and three cupboards as follows:

1. Cupboard extending into space under the stairs of the first floor flat above.
2. Large cupboard with hanging space and light.
3. Airing cupboard with shelving.

From Hallway through fully glazed door to:

Front Porch

Half glazed front door and large storage cupboard with some shelving.

From Hallway through door to:

Living Room 4.42m x 3.17m (14'5" x 9'11")

Window overlooking rear garden, false fireplace with marble effect back and hearth with wooden surround and mantelpiece, gas fire in centre. Radiator.

From Hallway through door to:
Bedroom 1 3.58m x 2.80m (11'8" x 9'7")
This is a double bedroom with window to rear, radiator and second door to airing cupboard. New 'Main' gas combi boiler installed.

From Hallway through door to:
Bedroom 2 1.84m x 2.80m (11'8" x 9'7")
This is a single bedroom with a window to the front and a radiator.

From Hallway through door to:
Bathroom 2.54m x 2.0m (8'3" x 7'0")
White three piece bathroom suite, comprising bath with panelled side, basin and low level w.c. Tiled area over bath and basin and wood panelling under basin. Pull light switch and radiator.

Outside
There is a paved area outside the back door and the rest of the garden is laid to lawn and contains some borders with mature shrubs.

Additional Information
This property is situated on the outskirts of Alston, yet is within easy distance of the town centre and all its amenities. The schools at Alston provide education from the ages of 5-16 years. Alston also provides banking services, a dentist, a cottage hospital, doctor's surgery, fire station and police station. There are also an abundance of local shops in Alston providing for most everyday needs.

Services
- We are advised by the vendor that the tenure is Alston Leasehold
- Council Tax Band A
- Mains water, drainage and electricity
- Broadband is subject to contract with Cybermoor
- Telephone line connected subject to BT regulations

Directions
From our office in Alston go down the hill to Townfoot and turn left at the bottom. Go past Hendersons Garage and take first turning left signed Hospital. Almost immediately take first turning right and the property will be found about 100 yards on the left.

Viewing
Strictly by prior appointment with the sole agent, PENNINE WAYS. To arrange an appointment, please ring 01434 381808.

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