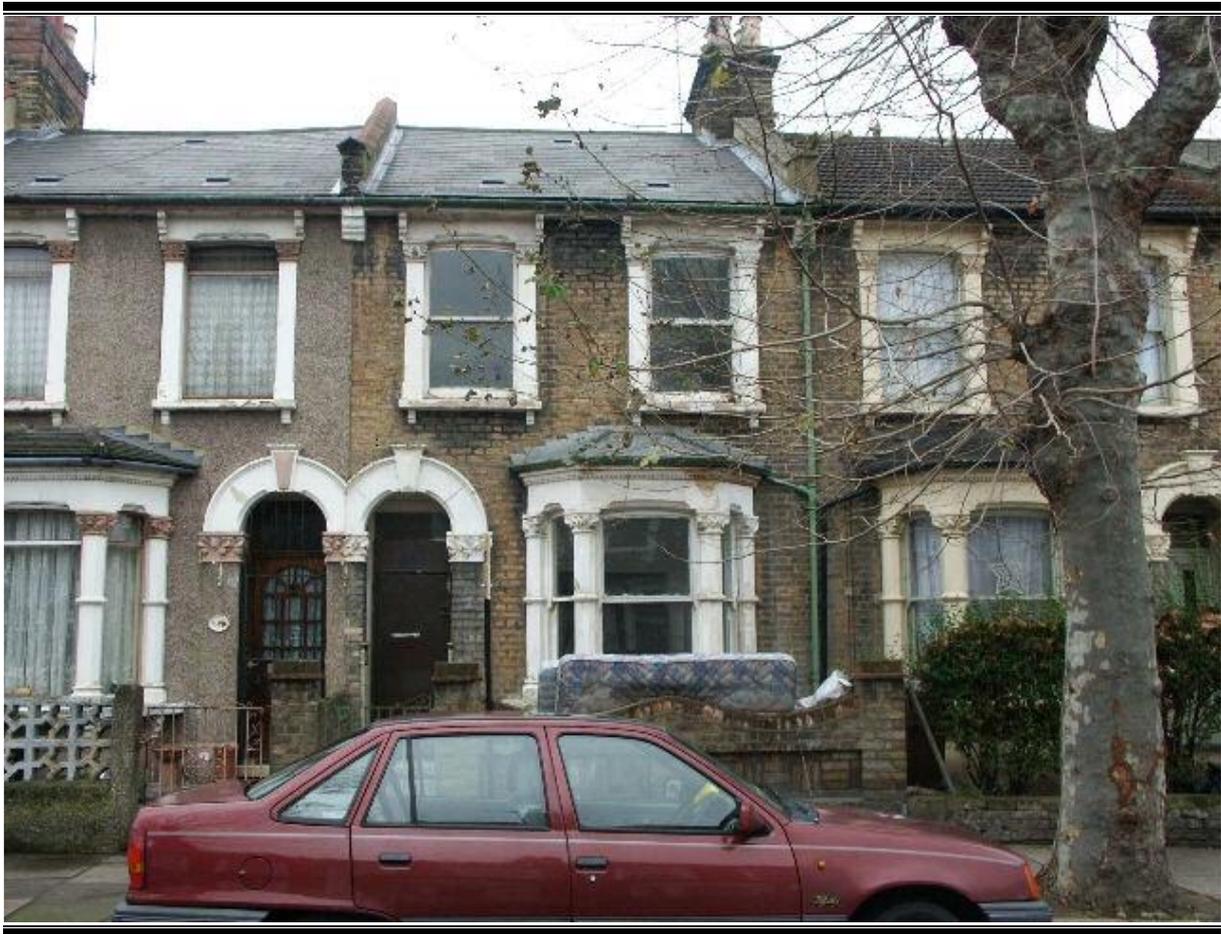


BUNCH & DUKE
CHARTERED SURVEYORS

COOPERSALE ROAD

HACKNEY, LONDON, E9 6AU



Asking Price **£310,000** Freehold

www.bunchandduke.com

COOPERSALE ROAD, HACKNEY, LONDON, E9 6AU

HOUSE with GARDEN FOR SALE. A newly renovated and refurbished (work still in progress) two-storey bay-windowed Victorian mid-terrace house which is situated on the west side of this popular tree-lined residential turning which is conveniently located within London Travel Zone 2 being just off Homerton High Street close to a variety of local shops and bus routes affording access to the City and the West End. The accommodation comprises at first floor level - three good-sized bedrooms and a new modern bathroom with w.c - and at ground floor level - an open-plan double reception room, a newly fitted kitchen-diner, downstairs cloakroom / w.c - and cellar storage space. Features include full gas central heating, stripped and varnished wood floorboards, fireplaces, traditional sash windows, new white bathroom & cloakroom suites, new fitted kitchen cupboards complete with built-in appliances, and 60 feet long west-facing rear garden. CHAIN FREE.

ACCOMMODATION

The existing accommodation is arranged briefly as follows :-

FIRST FLOOR :-

MASTER BEDROOM (15'0" x 11'6") / (4.57m x 3.51m)

With stripped and polished wood floorboards ; two traditional sash windows to the front elevation ; ceiling cornices ; two central heating radiators ; and power points

SECOND BEDROOM (11'6" x 9'6") / (3.51m x 2.90m)

With stripped and polished wood floorboards ; window to the rear elevation ; ceiling cornices ; period fireplace with mantelpiece surround ; central heating radiator ; and power points

UPPER LANDING & STAIRS

With built-in landing cupboard ; ceiling cornices ; and loft access to the main roof space

HALF-LANDING :-

THIRD BEDROOM (15'0" x 9'9") / (4.57m x 2.97m)

With stripped and polished wood floorboards ; sash window to the side elevation ; sash window to the rear elevation ; two velux skylight windows ; recessed ceiling lighting ; two central heating radiators ; and power points

BATHROOM & W.C (6'4" x 6'0") / (1.93m x 1.83m)

With tiled flooring ; part tiled walls ; sash window to the side elevation ; recessed ceiling lighting ; heated towel rail radiator ; and with a new installed white bathroom suite comprising a panelled bathtub, pedestal wash hand basin and low-flush W.C

LOWER LANDING & STAIRS

With central heating radiator ; recessed ceiling lighting ; and power points

continued

GROUND FLOOR :-

ENTRANCE HALLWAY

With original ceiling mouldings ; and central heating radiator

FRONT RECEPTION ROOM (13'9" x 11'6") / (4.19m x 3.51m)

With stripped and polished wood floorboards ; traditional sash bay window to the front elevation ; ceiling cornices ; central ceiling rose ; central heating radiator ; power points ; and arranged open-plan through to

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REAR RECEPTION ROOM (11'4" x 9'6") / (3.45m x 2.90m)

With stripped and polished wood floorboards ; sash window to the rear elevation ; ceiling cornices ; central heating radiator ; and power points

DOWNSTAIRS TOILET

With slate style tiled flooring ; small casement window to the side elevation ; and an installed new white low-flush W.C

KITCHEN-DINER (18'6" x 9'8") / (5.64m x 2.95m)

With slate style tiled flooring ; casement window to the side elevation ; french windows to the rear elevation affording access to the garden ; a comprehensive range of new "IKEA" wall-mounted and base kitchen cupboards with beech wood worktop surfaces and tiled splashback surrounds ; new built-in "Moffat" stainless steel oven ; new inset "Moffat" stainless steel four-ring gas hob ; new fitted "Moffat" stainless steel cooker hood ; washing machine ; central heating radiator ; power points ; and a modern installed wall-mounted gas central heating / hot water combination boiler

CELLAR :-

CELLAR STORAGE AREA

Extending beneath the main entrance hallway above ... approximately 20 feet long x 5'3" wide ... headroom approximately 5'6" ... concrete floor ... and light

OUTSIDE :-

OWN FRONT GARDEN

OWN WEST-FACING REAR GARDEN approximately 60 feet long

TENURE

FREEHOLD

POSSESSION

VACANT POSSESSION IS TO BE GRANTED UPON COMPLETION OF THE SALE

ASKING PRICE

£310,000

SUBJECT TO CONTRACT

VIEWING ARRANGEMENTS

THIS PROPERTY MAY ONLY BE VIEWED "BY APPOINTMENT" VIA THE VENDOR'S AGENTS :-



360, MARE STREET, HACKNEY, LONDON, E8 1HT

Telephone ~ 020 8986 3521

Fax ~ 020 8985 5707

Email ~ hackney@bunchandduke.com



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