



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. As to their operation or efficiency can be given. Make with Mappin, 2020.





A substantial two bedroom Victorian terraced house.

- ✓ Substantial Victorian Terraced Home
- ✓ Two Double Bedrooms
- ✓ Lovely Character Features
- ✓ Rear Service Lane. Handy For Parking
- ✓ Generously Sized Rear Courtyard
- ✓ Spacious Bathroom With Separate Shower

Asking Price £167,500

Harris Shields Collection

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**Description**  
This gorgeous example of a substantial Victorian terraced home is ideally located in the sought-after Falsgrave area, close to Sainsbury's and the popular Falsgrave shopping parade. The property also benefits from a rear service lane, providing convenient access for parking. The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, with a spacious through lounge and dining room featuring a beautiful bay window and attractive fireplaces, creating a wonderful space for both relaxing and entertaining. To the rear of the property is a stunning fitted kitchen complete with a Belfast sink, built-in oven, hob and extractor. A door leads out to the generously sized rear courtyard, which enjoys a summerhouse and gated access to the rear service lane. The first floor offers a large front-facing double bedroom, a second rear-facing bedroom, and an impressive house bathroom featuring a freestanding bath and a large walk-in rainfall shower. Further benefits include UPVC double glazing and gas central heating throughout. In our opinion, this exceptional home must be viewed to fully appreciate its generous proportions, character features and the quality of

**Additional Information**

**Council tax band**



Opening doors  
for over 60 years

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Collection