



179 King Cross Road, HX1 3LN

Offers in the region of
£89,000

Renovation Project - Through Terrace

For Sale

Ready for complete renovation, of interest to investors and cash buyers is this spacious terraced property located on King Cross Road. The property is unusual in its layout and there is potential to convert into flats with the appropriate planning regulations/permissions or return to a lovely family home. The property comprises: Ground floor two spacious rooms with bathroom and separate wc, stairs leading to lower ground floor with kitchen area, reception room and external door giving access to a long garden area. First floor: Two spacious rooms with bathroom and separate wc. Stairs rising to an upper floor room with Velux window. Outside: Yard to front and garden to rear (seller has indicated that he been approached to sell part of the garden for approx £15,000).



LOWER GROUND FLOOR

Glazed external door giving access to garden.

RECEPTION ROOM *4.22m x 4.11m*

Decorative plaster ceiling, three spotlights, dado rail, brick fireplace surround, timber panelled ceiling and VISO LINE gas central heating boiler. Radiator.

REAR ROOM *3.91m x 1.35m*

With radiator

KITCHEN *3.05m x 2.82m*

Base and wall units, double drainer stainless steel sink unit, gas hob and extractor fan. Tiled splashbacks and plumbing for washing machine, spotlights, gas pre-payment meter and radiator.

Rear stairs with radiator

UPPER GROUND FLOOR

RECEPTION ROOM/FORMER SHOP FRONT *4.22m x 3.05m*

With external door giving access to yard and King Cross Road. Inner lobby and stairs leading up to first floor and access to rear living room

LIVING ROOM *4.04m x 2.97m*

With en-suite bathroom with two piece suite and shower fitment. Separate wc. Stairs leading to first floor.

BEDROOM 1 *4.04m x 3.30m*

With en-suite bathroom with panelled bath, separate wc with hand basin.

BEDROOM 2 *4.21m x 4.11m*

With gas fire and storage cupboard over stairs. Door and stairs leading to loft room.

LOFT ROOM *3.78m x 3.2m*

With Velux Window.



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