

# Mitchell & Partners Ltd

ESTATE AGENTS  
VALUERS

Bridget Postlethwaite, Managing Director  
John Postlethwaite, Director

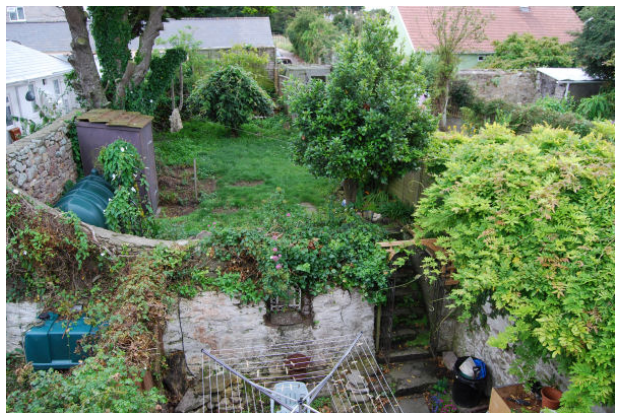
PROPERTY MANAGEMENT  
SECRETARIAL SERVICES

5 Allee es Fees  
Alderney  
GY9 3XD

Tel: 01481 823277  
mitchells@alderney.com  
www.housesforsale.alderney.com

**VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED**

**60 HIGH STREET**



**£205,000.00 Freehold**

A three-storey traditional Town house conveniently situated in St. Anne's at the quiet end of the High Street, only a few minutes walk to the island's shops and banks.

The accommodation comprises; on the Ground Floor a Living Room/Kitchen with open plan stairs leading to the First Floor with a Bathroom and Bedroom 2/Study; on the Top Floor is the Master Bedroom, with French windows overlooking the South-facing garden.

There is a new kitchen and bathroom. To the rear is a walled garden laid mainly to lawn with a patio by the house. Oil fired central heating.

Entered at the front through a multi-pane hardwood door into:

**LIVING ROOM/KITCHEN** : **5 m x 4.5 m (16' 6" x 14' 10")**



There is a large fireplace; four- spot ceiling light and large window facing North in the Sitting Room. The floor is tiled through with red quarry tiles. The Kitchen has track spotlighting, a South-facing window and half-glazed South-facing door leading to the garden.



The Kitchen has fully fitted light oak units and worktops. There is a butler's sink with mixer tap; Hoover washing machine, Indesit double oven, Canon New World four-ring gas hob with extractor fan and light.

From the Living Room there is an open-plan stairway up to:

**LANDING:**

There is a cupboard with double doors on the landing.

Through to:

**BATHROOM** : 2.9 m x 1.9 m (9' 7" x 6' 1")



Newly fitted, half-tiled bathroom with white suite comprising bath; W.C. and wash basin with shelf and mirror with back-lighting. The window faces South with wide tiled windowsill and a tiled floor.

Off landing to:

**BEDROOM 2/STUDY** : 3.6 m x 3.0 m (11' 9" x 9' 9")



The bedroom has a wooden floor and two North facing sash windows. There is a recessed wooden framed wardrobe with hanging and shelf space and double glass doors. There are three high level windows giving additional light to both the bedroom and bathroom.



The garden is in two areas with a patio close to the house and through a decorative archway to the main lawn with mature shrubs and trees.



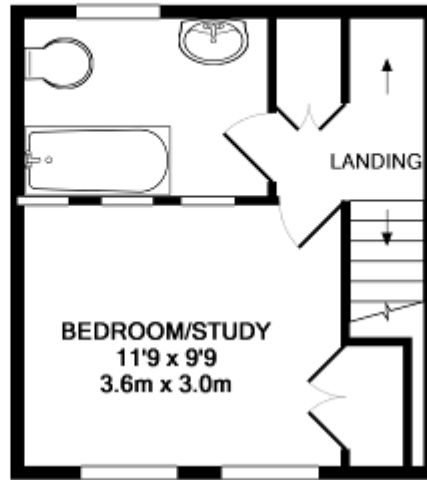
*Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide*

# FLOORPLAN



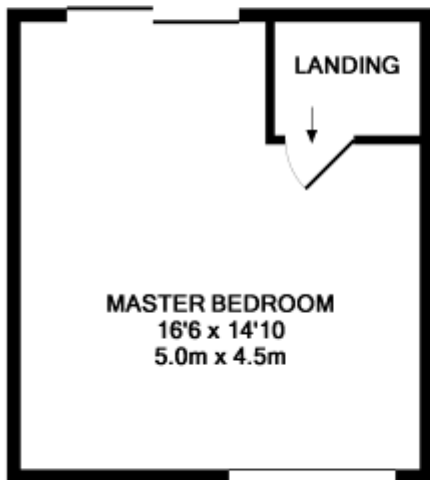
**LIVING ROOM/KITCHEN**  
16'6 x 14'10  
5.0m x 4.5m

GROUND FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)



**BEDROOM/STUDY**  
11'9 x 9'9  
3.6m x 3.0m

1ST FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)



**MASTER BEDROOM**  
16'6 x 14'10  
5.0m x 4.5m

2ND FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# MAPS

