



8 Hakon Road Thurso

Offers over
£80,000



- 3 Bedrooms
- Semi-detached
- Renovation ready
- Gas central heating
- Secure rear garden
- Nearby amenities

A 3 bedroom semi detached house in the popular area of Pennyland, Thurso. Within walking distance to the shops, seafront, dental and doctor surgeries, schools and college. In need of renovation and will be an ideal family home, first time buyer or buy to let.

The property comprises ground floor: Vestibule, hall, WC, shower room, utility room, kitchen, lounge. The first floor: Landing, 3 bedrooms and bathroom. Gas central heating and double glazed throughout. Council tax band A and energy performance rating C.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

**Vestibule** **4' 7" x 2' 7" (1.4m x 0.8m)**

Enter via a fully glazed front door into the vestibule/storm porch. A frosted glass internal door with either side floor to ceiling glass panels opens into the hall.

Hall **14' 9" x 3' 11" (4.5m x 1.2m)**

The hall is flooded with light from the front door/vestibule glass doors and the half landing window. Doors lead off to the lounge, kitchen, WC and 2 hall cupboards. A dogleg staircase winds up to the first floor landing.

Lounge **20' 0" x 13' 1" (6.1m x 4m)**

The lounge has a frosted glass door that opens into a double aspect room with windows overlooking the front and rear of the property. There is an open fireplace with a Caithness stone hearth making a cosy focal point to the room. The room has plenty of natural daylight and there is space for a dining area.

Kitchen **11' 6" x 11' 10" (3.5m x 3.6m)**

The spacious kitchen has fitted base and wall units in a cream finish with a tiled splashback. There is a fitted cooker extractor fan which is above a freestanding cooker. There is a vinyl floor and 2 windows overlooking the rear garden.

Utility room **7' 7" x 6' 3" (2.3m x 1.9m)**

A utility room is entered via the kitchen by a frosted 2 panelled glass door. The room has tongue and groove panelling on the walls and there is a loft hatch in the ceiling. There is a single kitchen base unit cupboard with plumbing for a washing machine. An external frosted glass door opens out to the rear garden and a solid wooden door goes to the shower room.

Shower Room **7' 7" x 2' 7" (2.3m x 0.8m)**

The shower room is wet walled and has a tiled floor and an extractor fan. There is built in single shower cubicle with a mains shower.

WC **4' 11" x 2' 7" (1.5m x 0.8m)**

The downstairs WC is situated by the door leading into the hall from the vestibule. It has a toilet and a frosted window giving light and ventilation to the room.

Landing **7' 7" x 7' 7" (2.3m x 2.3m)**

The landing has doors leading to the 3 bedrooms and the bathroom. The staircase has a mid landing window which give natural daylight to this space.

Bedroom 1 **11' 10" x 11' 6" (3.6m x 3.5m)**

Bedroom 1 is a spacious double bedroom with 2 windows giving plenty of light to the room. There is a built in double wardrobe with mirrored sliding doors.

Bedroom 2 **10' 10" x 11' 10" (3.3m x 3.6m)**

Bedroom 2 is another double bedroom with 2 windows overlooking the rear and side of the property.

Bedroom 3 **8' 6" x 7' 7" (2.6m x 2.3m)**

Bedroom 3 is a single bedroom with a large window overlooking the front of the property. It has a vaulted ceiling and a fan light window over the door.

Bathroom **6' 11" x 7' 7" (2.1m x 2.3m)**

The bathroom has a vaulted ceiling, a fan light window over the door, tiled walls and a frosted window allowing light and ventilation to the room. There is a white toilet, wash hand basin and bath suite. A built in storage cupboard and vanity unit completes the room.

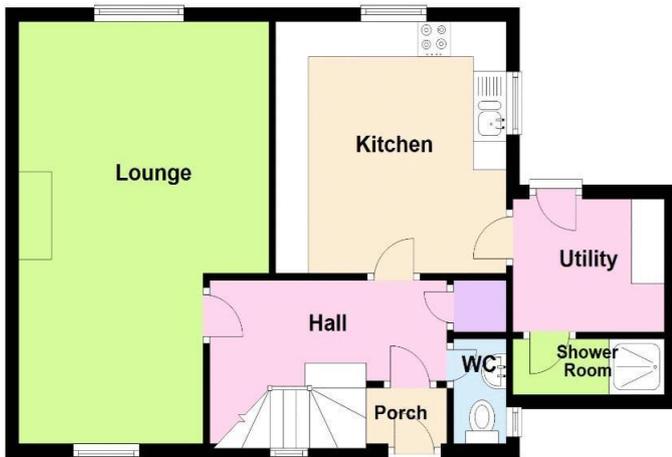
Outside is a large rear garden that is fenced and gated making it secure. There is a wooden shed, block and paved areas/patio with a central lawn. The front garden has a paved path and lawn which is open plan.

To view this renovation ready property, please call Pollard Property on 01847 894141.





Ground Floor



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