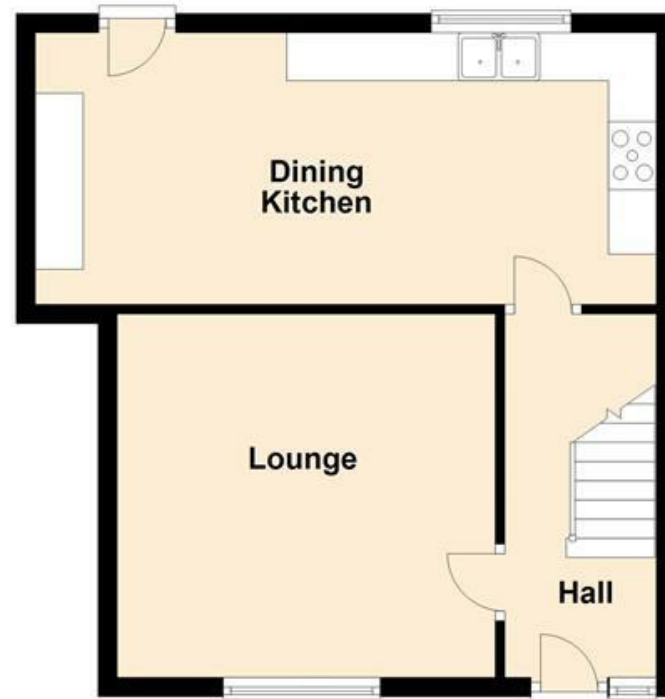


Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A well presented mid terrace property situated within a convenient location close to local schools and public transport. Comprising; hallway, lounge, fitted dining kitchen, THREE BEDROOMS and family bathroom. Externally there is OFF ROAD PARKING together with a pleasant rear garden and spacious outhouse. Viewing recommended.

ENTRANCE HALLWAY

Double glazed entrance door, frosted double glazed window, radiator, wood effect flooring, stairs to first floor.

LOUNGE

12'11" x 12'7" (3.94 x 3.84)

Double glazed window, radiator, dado rail, inset gas fire.

FITTED DINING KITCHEN

18'9" x 9'1" (5.72 x 2.79)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer circular sink unit with mixer tap, fitted double oven with five ring gas hob and extractor above, space for washing machine, fridge/freezer and dishwasher, double glazed window, frosted double glazed door, radiator.

FIRST FLOOR LANDING

Access to roof void, airing cupboard with wall mounted central heating boiler.

BEDROOM ONE

13'8" x 9'6" plus door recess (4.19 x 2.92 plus door recess)

Double glazed window, radiator.

BEDROOM TWO

11'5" x 10'0" plus door recess (3.48 x 3.05 plus door recess)

Double glazed window, radiator, fitted wardrobes.

BEDROOM THREE

8'7" x 8'5" (2.62 x 2.57)

Double glazed window, radiator, internal window.

BATHROOM

Panelled bath with shower fittings over, low level WC, wash hand basin, tiled walls, frosted double glazed window, radiator.

EXTERNALLY

To the front of the house there is a driveway providing off road parking together with a walkway to the front.

The rear offers a good sized patio leading to the main garden, laid to lawn with enclosed boundaries together with a spacious outhouse measuring 16'1" x 12'9" and benefitting from double glazed windows, two doors, power and lighting.