

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

A pleasant STONE BUILT BAY FRONTED COTTAGE situated within a popular location. VIEWING HIGHLY RECOMMENDED. Benefitting from double glazing, central heating, lounge, dining kitchen and inner hallway (both requiring decoration) and TWO DOUBLE BEDROOMS together with a fitted bathroom. Externally there is a walled frontage and enclosed rear patio. OFFERED FOR SALE WITH NO ONWARD CHAIN.

DESCRIPTION

A pleasant stone built bay fronted cottage situated within a popular location. Benefitting from double glazing, central heating, lounge, dining kitchen and inner hallway (both requiring decoration) and TWO DOUBLE BEDROOMS together with a fitted bathroom. Externally there is a walled frontage and enclosed rear patio. VIEWING HIGHLY RECOMMENDED.

LOUNGE

16'2" x 13'3" into bay (4.93m x 4.04m into bay)
Double glazed bay window, double glazed entrance door, wall mounted electric fire, wood effect flooring.



INNER HALLWAY

Cloaks hanging space and stairs to first floor.

DINING KITCHEN

14'7" x 11'4" (4.45m x 3.45m)
Fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, and electric cooker, radiator, wall mounted central heating boiler, double glazed window, frosted double glazed door, door to cellar.



CELLAR ROOM

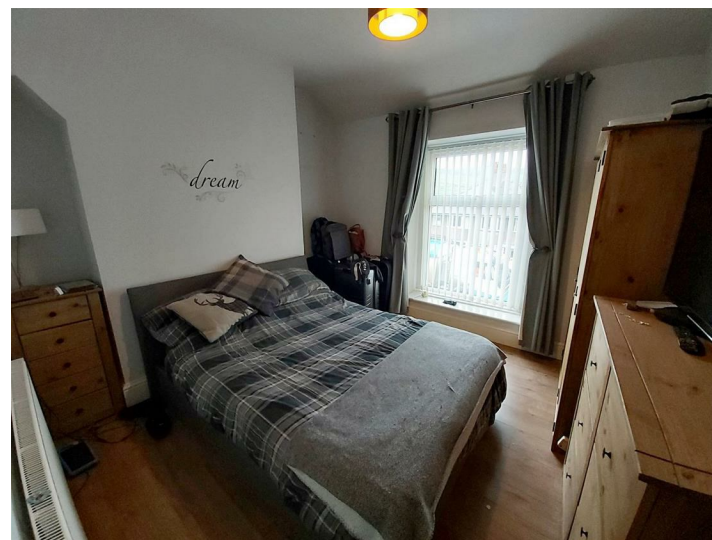
Single chamber with stone flagged flooring, electricity meter, window to front.

FIRST FLOOR LANDING

Access to roof void, door to all first floor rooms.

BEDROOM ONE

10'11" x 10'2" (3.33m x 3.10m)
Double glazed window, radiator, wood effect flooring.



BEDROOM TWO

10'11" x 9'10" (3.33m x 3.00m)
Double glazed window, radiator.



FITTED BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the cottage there is a walled frontage whilst to the rear there is a raised patio garden.

