

Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

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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-Manley has any authority to make any representation whatever in relation to this property.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A good sized mid terraced property with ample frontage allowing scope to create a driveway together with a rear garden. Comprising; entrance hallway, lounge, dining area, fitted kitchen, rear porch, THREE BEDROOMS and fitted bathroom. VIEWING RECOMMENDED.

### **ENTRANCE HALLWAY**

Frosted double glazed entrance door, stairs to first floor, radiator, under stairs storage cupboard.

### **LOUNGE**

12'5" x 12'4" (3.81 x 3.78)

Double glazed window, radiator, fireplace with wooden surround, gas fire and marble effect hearth and back, opening onto;

### **DINING AREA**

9'10" x 8'7" (3.00 x 2.62)

Double glazed window to rear, radiator.

### **FITTED KITCHEN**

9'6" x 9'1" (2.92 x 2.79)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for gas cooker, fitted fridge/freezer, space for washing machine, double glazed window, door leading to porch.

### **REAR PORCH**

Double glazed windows, glazed door to garden.

### **FIRST FLOOR LANDING**

Access to roof void.

### **BEDROOM ONE**

14'0" x 9'3" plus door recess (4.27 x 2.84 plus door recess)

Two double glazed windows to rear, radiator, airing cupboard with hot water cylinder.

### **BEDROOM TWO**

12'7" x 10'0" plus door recess (3.86 x 3.07 plus door recess)

Double glazed window, radiator.

### **BEDROOM THREE**

8'5" x 8'3" (2.57 x 2.54)

Double glazed window, radiator, frosted internal window.

### **BATHROOM**

Panelled bath with shower fittings over, pedestal wash hand basin, frosted double glazed window, radiator, part tiled walls.

### **SEPARATE WC**

Low level WC, frosted double glazed window.

### **EXTERNALLY**

To the front of the house there is currently a lawned garden with pathway leading to the house (this space could provide a driveway with off road parking subject to approval by the local authority).

The rear of the property has an enclosed garden with patio area, lawned garden and greenhouse with timber shed.

Overlooking a field to the rear.