

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

EARLY VIEWING IS A MUST!. A very well presented mid terraced property situated within a popular location and offering spacious accommodation throughout. Comprising; hallway, lounge, fitted dining kitchen with utility, conservatory, THREE BEDROOMS and a fitted bathroom. Externally there is a driveway providing OFF ROAD PARKING together with a pleasant rear garden.

ENTRANCE HALLWAY

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



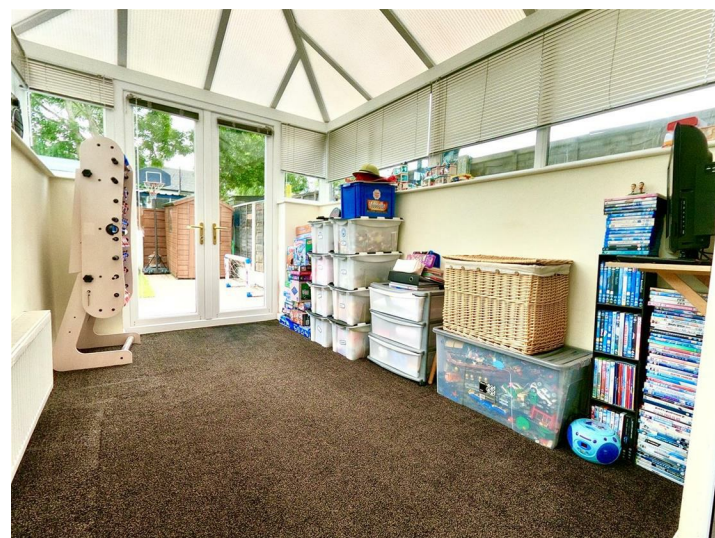
LOUNGE

17'4" x 11'5" (5.3 x 3.5)
Double glazed window, radiator, gas fire, double glazed French doors opening onto;



CONSERVATORY

11'9" x 7'7" (3.6 x 2.33)
Double glazed windows to three sides, double glazed French doors to garden, radiator.



FITTED DINING KITCHEN

17'4" x 8'10" (5.3 x 2.7)
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with five ring gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, radiator, double glazed window to both front and rear.



UTILITY ROOM

6'7" x 5'10" (2.03 x 1.8)
Double glazed door leading to garden, work surface, space for washing machine, space for dryer, wall mounted central heating boiler, double glazed window.

FIRST FLOOR LANDING

Access to roof void, double glazed window, radiator.



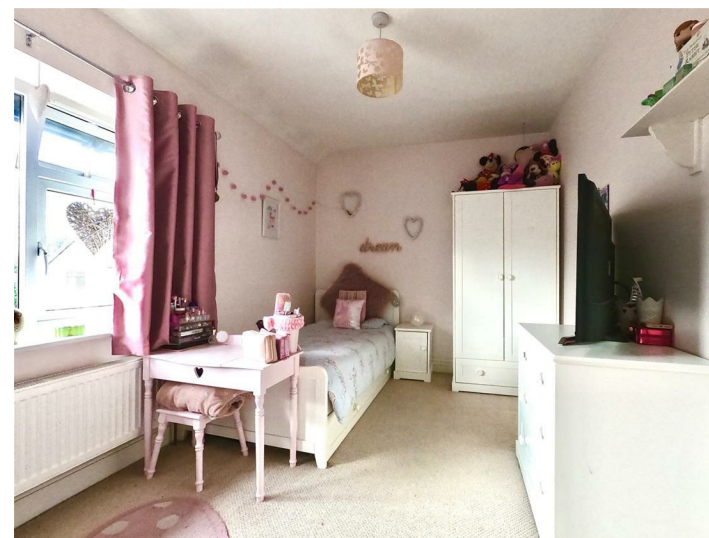
BEDROOM ONE

11'5" x 10'1" (3.5 x 3.08)
Double glazed window, radiator.



BEDROOM TWO

13'7" x 8'4" (4.15 x 2.55)
Double glazed window, radiator.



BEDROOM THREE

8'11" x 8'1" (2.73 x 2.48)
Double glazed window, radiator.



BATHROOM

8'4" x 6'0" (2.55 x 1.85)
Panelled bath, separate shower cubicle with shower fittings over, wash hand basin, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the property there is a driveway providing off the road parking.

The rear of the house benefits from a patio area leading to the main garden, laid to lawn with borders and enclosed boundaries.



DISCLAIMER

In order to comply with the Estate Agents Act, please note that the property is being sold on behalf of an employee or associate of Wright Marshall Estate Agents.