



MISREPRESENTATION ACT 1967.

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A very well presented stone built property situated within a popular location. Offering spacious accommodation set over three floors comprising; hallway, lounge, dining room, fitted kitchen, utility room/WC, FOUR DOUBLE BEDROOMS and re-fitted bathroom. Externally there is walled frontage and an enclosed rear yard.

GROUND FLOOR

ENTRANCE VESTIBULE

Frosted double glazed entrance door, glazed internal door to hallway.

HALLWAY

Stairs to first floor, dado rail, ceiling coving and architraves, radiator.

LOUNGE

15'9" x 12'11" (4.80m x 3.94m)

Double glazed bay window, fireplace with wooden surround, marble effect hearth and back and living flame gas fire, ceiling coving, dado rail, radiator, ceiling rose.

DINING ROOM

13'3" x 12'11" (4.04m x 3.94m)

Frosted double glazed window to side, double glazed French doors to rear, fireplace with wooden surround and cast iron electric fire, ceiling coving, ceiling rose, dado rail, wood effect flooring.

RE-FITTED KITCHEN

12'0" x 8'7" (3.66m x 2.62m)

Fitted with base mounted units with work surfaces over, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor hood above, fitted dishwasher, double glazed window, under stairs storage pantry, door to;

REAR PORCH

Double glazed door to outside, internal window and door leading to;

UTILITY ROOM/WC

Low level WC, space for washing machine and tumble dryer, window to rear.

FIRST FLOOR

LANDING

A spacious landing with built in cupboard, dado rail, stairs to second floor, radiator and frosted double glazed window.

BEDROOM ONE

13'8" x 13'0" to robe fronts (4.17m x 3.96m to robe fronts)

Double glazed window, radiator, wardrobes with hanging space, radiator, cast iron fireplace.

BEDROOM TWO

10'0" x 9'0" (3.05m x 2.74m)

Double glazed window, ceiling rose, cast iron fire surround, cupboard housing central heating boiler.

SHOWER ROOM

Double walk in shower cubicle with drencher shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, two frosted double glazed windows, part tiled walls, heated towel rail.

SECOND FLOOR

LANDING

BEDROOM THREE

15'10" x 13'2" (4.83m x 4.01m)

Cast iron fireplace, radiator, double glazed window.

BEDROOM FOUR

15'7" x 12'11" (4.75m x 3.94m)

Cast iron fireplace, radiator, double glazed Velux style window, study recess area, access to roof void.

EXTERNALLY

To the front of the house there is a walled forecourt garden, whilst to the rear of the property there is a paved and enclosed yard.