



MISREPRESENTATION ACT 1967.

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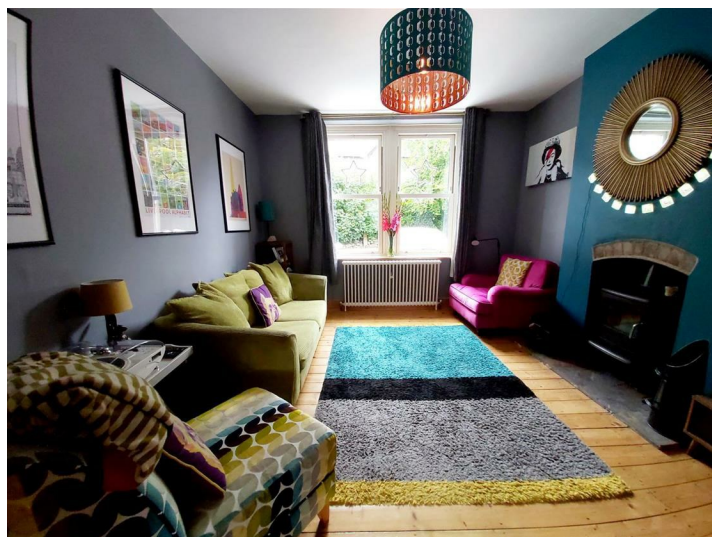
Situated within a delightful position overlooking the brook to the rear this well presented and spacious stone built terraced is sure to appeal to a wide variety of purchasers. Benefitting from OFF ROAD PARKING and comprising; hallway, lounge, fitted breakfast kitchen, dining room, cellars, THREE DOUBLE BEDROOMS (master with en-suite) and spacious family bathroom. Externally there is a DETACHED OUTHOUSE together with a pleasant garden with decking areas and lawned garden.

### ENTRANCE HALLWAY

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

### LOUNGE

12'11" x 12'0" (3.96m x 3.68m)  
Two double glazed sash windows, fireplace with cast iron multi fuel stove, stripped wood flooring, radiator.



### BREAKFAST KITCHEN

14'0" x 12'11" (4.27m x 3.94m)  
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 range style gas cooker set within chimney break with lighting, fitted fridge/freezer, radiator, sash window.



### DINING ROOM

8'0" x 7'10" (2.44m x 2.39m)  
Two windows, double glazed door to garden, door to cellar, radiator.

### LOWER GROUND FLOOR

#### CELLAR CHAMBER ONE

15'7" x 13'0" (4.75m x 3.96m)  
Double glazed window, radiator, space for tumble dryer.

#### CELLAR CHAMBER TWO

12'0" x 11'6" (3.66m x 3.51m)  
Power and lighting, space for washing machine.

### FIRST FLOOR LANDING

Stairs to second floor.

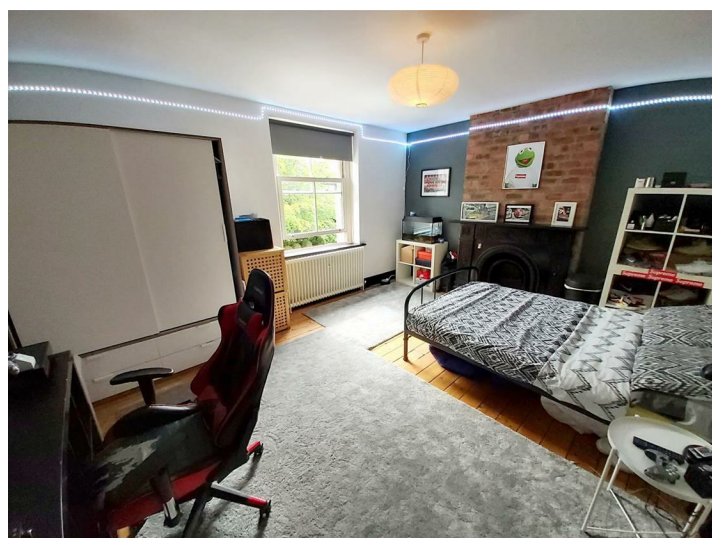
### FAMILY BATHROOM

8'11" x 8'0" (2.72m x 2.44m)  
Freestanding claw foot bath with hand held shower fittings, low level WC, pedestal wash hand basin, two frosted double glazed windows, radiator.



### BEDROOM TWO

16'0" x 12'11" (4.88m x 3.94m)  
A large double room with ornate fireplace, double glazed sash window, radiator and stripped wood flooring.



### BEDROOM THREE

12'11" x 9'10" (3.94m x 3.00m)  
Double glazed window, radiator, cast iron fireplace, wardrobe recess, wood effect flooring, dado rail.

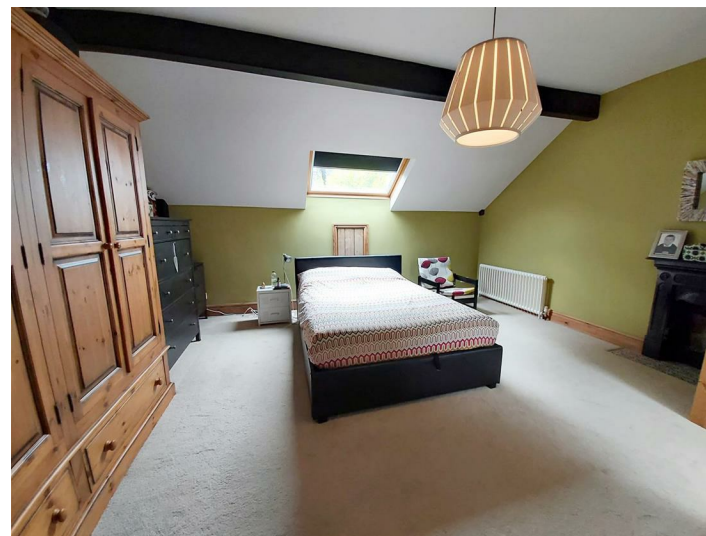


### SECOND FLOOR LANDING

Double glazed Velux style window.

### BEDROOM ONE

15'8" x 12'9" plus recess (4.78m x 3.89m plus recess)  
Double glazed Velux style window, eaves storage cupboards, radiator, cast iron fireplace, door to;



### EN-SUITE

Shower cubicle with shower fittings over, low level WC, wash hand basin, double glazed Velux style window, heated towel rail, extractor fan and tiled flooring.

### EXTERNALLY

To the front of the house there is off road parking for two small cars and access to the rear garden.

The rear of the property offers a delightful garden area overlooking a brook and benefiting from two decking areas, a garden that is laid to lawn, a further seating area together with a detached outhouse measuring approx 8'8" x 7'5" with power.

