



MISREPRESENTATION ACT 1967.

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As my friend Bob Dylan would say...How many roads must a man walk down, before you find him a house? The answer my friend to your house hunting woes is here... A fantastic THREE BEDROOMED family home in SANDIWAY. The accommodation of this well presented property includes: hallway, lounge & kitchen to the ground floor and three bedrooms and bathroom to the first floor. Externally there are front and rear gardens. Call us on 01606 41318 to book your viewing!

INTRODUCTION

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ENTRANCE HALLWAY

Accessed via a double glazed front entrance door. Wood effect laminate flooring. Stairs to first floor. Radiator. Doors to lounge & kitchen.

LOUNGE /DINING ROOM

19'7" x 12'4" (5.97 x 3.76)

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Two Radiators. Feature brick built fireplace with log burner.

KITCHEN

10'5" x 7'1" (3.20 x 2.16)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel sink and drainer with mixer tap. Space for washing machine, fridge, freezer and cooker. Double glazed door to rear outhouse.

REAR OUTHOUSE

Wooden entrance doors to the front & rear elevation. Separate WC. Two storage areas (one providing space for tumble dryer)

LANDING

Double glazed window to the side elevation. Loft access. Doors to all bedrooms & bathroom.

MASTER BEDROOM

12'4" x 10'5" (3.76 x 3.18)

Double glazed window to the rear elevation. Radiator.

BEDROOM TWO

12'4" x 8'9" (3.76 x 2.67)

Double glazed window to the front elevation. Radiator. Wood effect laminate flooring.

BEDROOM THREE

10'4" x 7'1" (3.15 x 2.18)

Double glazed window to the rear elevation. Radiator.

BATHROOM

10'5" x 5'6" (3.18 x 1.70)

Fitted with a three piece suite including: low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the front elevation. Cupboard housing boiler.

EXTERNALLY

To the front elevation there is front garden with pebbled planting borders. To the rear elevation there is an enclosed garden with patio area and Lawned garden.