



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Lovely jubbly!!! In the words of Derek Trotter you would be a right plonker if you let this stunning semi detached on Old Hall Road pass you by! With well presented accommodation that includes: hallway, lounge, conservatory and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. Externally there is an enclosed rear garden and off road parking. Call us now on 01606 41318 to book your viewing.

INTRODUCTION

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ENTRANCE HALLWAY

Accessed via front entrance door. Radiator. Stairs to first floor. Doors to lounge & Kitchen.

LOUNGE

20'2" x 13'1" (6.17 x 4.01)

Double glazed bay window to the front elevation. Double glazed French doors to the conservatory. Feature fireplace with gas fire.

CONSERVATORY

9'3" x 7'4" (2.84 x 2.26)

UPVC and Brick constructed. Door to side elevation. Laminate floor.

KITCHEN

13'3" x 12'4" max (4.06 x 3.78 max)

Fitted with a range of wall, drawer and base units with work surfaces above. Integrated oven, hob and extractor hood. Space for Washing Machine, Tumble Dryer, Fridge & Freezer. Double glazed windows to the rear and side elevation. Under stairs storage pantry. Store cupboard housing boiler.

LANDING

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

MASTER BEDROOM

13'1" x 9'8" (4.01 x 2.95)

Double glazed window to the front elevation. Radiator.

BEDROOM TWO

42'7" 0'3" max x 8'7" (13 0.08 max x 2.62)

Double glazed window to the rear elevation. Radiator.

BEDROOM THREE

9'8" x 6'3" (2.97 x 1.93)

Double glazed window to the front elevation. Radiator.

BATHROOM

9'3" x 5'4" (2.82 x 1.63)

Fitted with a three piece suite which includes: low level WC, wash hand basin and panelled bath. Two double glazed windows to the rear elevation. Extractor fan. Heated towel rail. Shaver point.

EXTERNALLY

To the front elevation there is a gated driveway providing off road parking. To the rear elevation there is an enclosed garden with paved patio area leading to a Lawned area. Side storage area.