



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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-Manley has any authority to make any representation whatever in relation to this property.

A spacious semi detached property situated within a popular location and offering extended accommodation including; hallway, living room, sitting room, dining kitchen with utility, WC and wet room, FOUR BEDROOMS (master with en-suite) and fitted bathroom. Externally there is a good sized garage together with a driveway providing off road parking and a pleasant rear garden.

DESCRIPTION

A spacious semi detached property situated within a popular location and offering extended accommodation including; hallway, living room, sitting room, dining kitchen with utility and wet room, FOUR BEDROOMS (master with en-suite) and fitted bathroom. Externally there is a good sized garage together with a driveway providing off road parking and a pleasant rear garden.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window, stairs to first floor, under stairs cupboard, double doors to;

SITTING ROOM

Double glazed window with skylight, tiled flooring, fireplace with open brick surround, wooden mantel and cast iron stove, opening onto;

DINING KITCHEN

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for American style fridge/freezer, space for range style cooker with extractor above, double glazed window, tiled flooring.

UTILITY ROOM

Fitted with wall and base mounted units with work surfaces over, two double glazed windows, double glazed door to garden, tiled flooring.

DOWNSTAIRS WC

Low level WC, wash hand basin, frosted double glazed window, tiled flooring.

WET ROOM

Shower fittings, tiled wall and flooring.

LIVING ROOM

Double glazed bay window, two radiators, double glazed window, ceiling coving.

FIRST FLOOR LANDING

A spacious landing with double glazed window, access to roof void and four wall light points.

BEDROOM ONE

Two double glazed windows, double glazed French doors with Juliet balcony, radiator, door to;

EN-SUITE

Panelled Jacuzzi style bath with hand held shower fittings over, twin wash hand basins, low level WC, wall light points, wood effect flooring, double glazed Velux style window.

BEDROOM TWO

Double glazed square bay window, radiator, fitted wardrobes.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed Velux style window.

BEDROOM THREE

Double glazed bay window, fitted wardrobes, radiator.

EXTERNALLY

To the front of the house there is a gated driveway providing ample off road parking and leading to an attached garage. The rear of the house has a good sized garden with patio area.

BEDROOM FOUR

Double glazed window, radiator, cupboard with central heating boiler.