



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.

EARLY VIEWING IS ESSENTIAL. A well presented 3 bedroomed link detached home situated within a highly popular cu-de-sac location close to local schools. Offering EXTENDED ACCOMMODATION and benefitting from good sized gardens with OPEN ASPECT TO THE REAR, excellent parking and a garage. EPC rating D.

ENTRANCE PORCH

Double glazed entrance door, built-in storage cupboard with storage space, double glazed window, radiator.

LOUNGE

14'2" x 11'8" (4.32 x 3.56)

Double glazed window, radiator, fireplace with wooden surround, marble effect hearth and back and electric fire, door and stairs to first floor, opening onto;

SITTING ROOM

11'3" x 9'1" (3.45 x 2.79)

Double glazed windows, radiator and double glazed French doors leading to rear garden.

EXTENDED KITCHEN

16'9" x 7'6" (5.13 x 2.31)

Wall and floor cupboards with work surfaces over, two bowl stainless steel sink unit, space for washing machine, electric cooker point, door to garage, radiator, two double glazed windows and double glazed door leading to rear garden.

DINING ROOM

10'9" x 7'6" (3.28 x 2.31)

Double glazed window, radiator, under stairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space, double glazed window.

BEDROOM ONE

12'4" x 10'7" (3.76 x 3.25)

Fitted wardrobes, double glazed window and views, radiator.

BEDROOM TWO

10'7" x 10'5" (3.25 x 3.20)

Double glazed window, radiator.

BEDROOM THREE

7'8" x 8'9" narrowing to 6'2" (2.36 x 2.69 narrowing to 1.88)

Airing cupboard with wall mounted central heating boiler, radiator, double glazed window.

BATHROOM

Panelled bath with shower attachment, vanity wash basin with cupboards beneath, W.C., radiator, tiled walls, frosted double glazed window.

EXTERNALLY

To the front of the property there is a good sized driveway leading to an attached garage plus a garden with artificial lawn and mature borders.

To the rear there is a good sized patio leading to an enclosed garden with raised borders and enclosed boundaries overlooking a playing field to the rear.