



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

VIEWING ESSENTIAL!. A substantial stone built semi-detached property in need of modernisation and being situated within a popular location. Offering enormous potential the property could be either a spacious family home, a guest house/B&B or could be split into apartments subject to PP. Currently offering SEVEN BEDROOMS and TWO BATHROOMS together with two reception rooms, kitchen, utility, sun room and cellar rooms.

ENTRANCE HALLWAY

Frosted entrance door, stairs to first floor, radiator, decorative tiled floor and ceiling coving.

LOUNGE

Sash bay window, two radiators, wooden fireplace, picture rail and ceiling coving.

DINING ROOM

Fireplace with marble effect surround, sash window, radiator, picture rail and ceiling coving.

INNER HALLWAY

Door and stairs to cellar and tiled flooring. Door to utility room.

UTILITY ROOM

Fitted with a wall and base mounted unit with work surfaces over, wall mounted central heating boiler, tiled flooring, space for washing machine, glazed window and frosted door to garden.

DINING KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer taps, space for range style gas cooker, space for dishwasher, leaded window to side aspect, two windows to rear aspect, feature open brick chimney breast and door leading to:

SUN ROOM

Windows to three sides, door to garden and door leading to outhouse storage. Please note the sun room is currently in disrepair.

LOWER GROUND FLOOR

CELLARS

MAIN CHAMBER

Glazed window to front, stone sink with taps and access to:

ADDITIONAL STORAGE ROOM

FIRST FLOOR

LANDING

Radiator, stairs to second floor.

BEDROOM

Sash bay window and additional sash window, two radiators, fireplace with marble effect surround, picture rail and ceiling coving.

BEDROOM.

Sash window, radiator, cast iron fireplace and fitted wardrobes.

BEDROOM..

Sash window, pedestal wash hand basin, cast iron fireplace, built-in storage cupboard and radiator.

BATHROOM

Panelled bath with shower fittings over, pedestal wash hand basin, sash window and radiator.

SEPARATE WC

Low level WC and sash window.

SECOND FLOOR

LANDING.

Double glazed velux style window and access to roof void.

BEDROOM...

Sash window, radiator and cast iron fireplace.

BEDROOM....

Sash window, radiator, built-in storage cupboard and cast iron fireplace.

BEDROOM.....

Radiator and skylight window.

BATHROOM TWO

Panelled bath, low level WC, pedestal wash hand basin, built-in storage cupboard, double glazed velux style window and free standing hot water cylinder.

EXTERNALLY

The front of the property has a driveway providing off road parking leading to a detached garage (in need of repair) and walled frontage together with access down the side of the property to the rear which has a lawned garden and enclosed boundaries.