



OFFERED FOR SALE BY INFORMAL TENDER WITH BIDS TO BE RECEIVED BY 12 NOON ON 16th SEPTEMBER 2021. An extended semi detached property requiring full modernisation. Comprising; porch, hallway, through lounge, dining area, dining kitchen, THREE BEDROOMS and bathroom. Externally there is a driveway together with an enclosed garden.

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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 Marshall has any authority to make any representation whatever in relation to this property.

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PORCH

7'10 x 3'1 (2.39m x 0.94m)
Glazed windows, frosted entrance door.

HALLWAY

Stairs to first floor, cloaks cupboard, glazed internal window, glazed door.



DINING KITCHEN

14'10 x 7'7 (4.52m x 2.31m)
Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, fitted oven with four ring gas hob, space for fridge, under stairs storage cupboard, additional storage cupboard, two windows and door to outside.



FIRST FLOOR LANDING

Frosted window to side.

BEDROOM ONE

11'8 x 11'2 into bay (3.56m x 3.40m into bay)
Bay window, fitted wardrobes, radiator.



LOUNGE

19'5 x 11'3 into bay (5.92m x 3.43m into bay)
Bay window, radiator, two wall light points, fireplace with open brick surround, opening onto;



DINING AREA

10'8 x 7'4 (3.25m x 2.24m)
Glazed window, radiator.



BEDROOM TWO

11'2 x 7'10 (3.40m x 2.39m)
Glazed window, radiator.



BEDROOM THREE

7'11 x 7'8 (2.41m x 2.34m)
Glazed window, radiator.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin,

frosted double glazed window, wall mounted central heating boiler.



EXTERNALLY

To the front of the house there is a driveway leading to the rear of the house together with a garden frontage.

The rear of the property has an enclosed garden.

