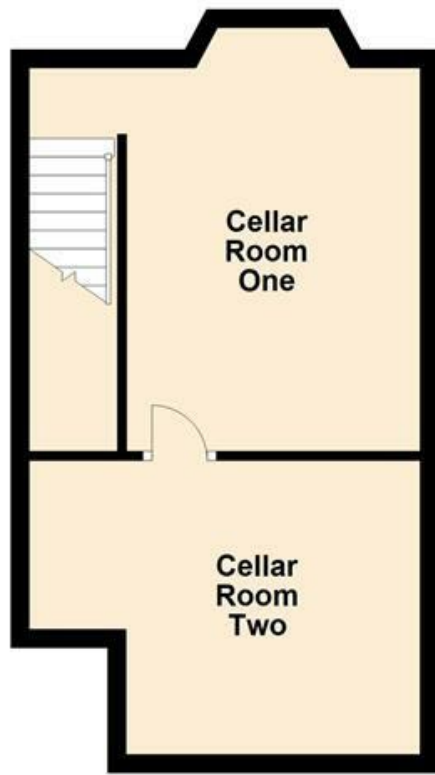
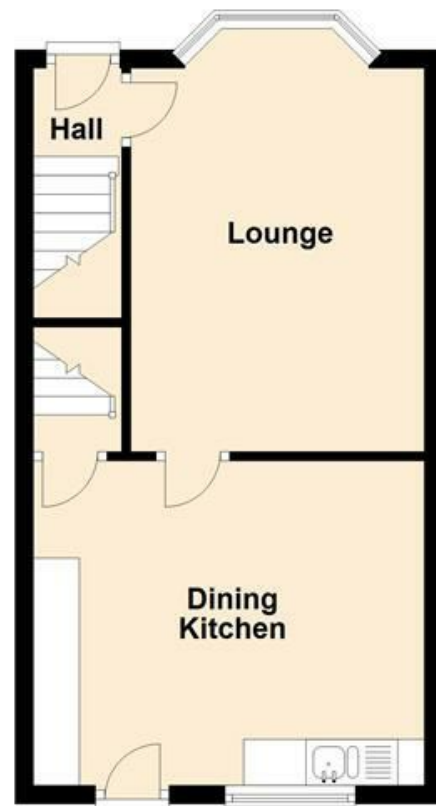


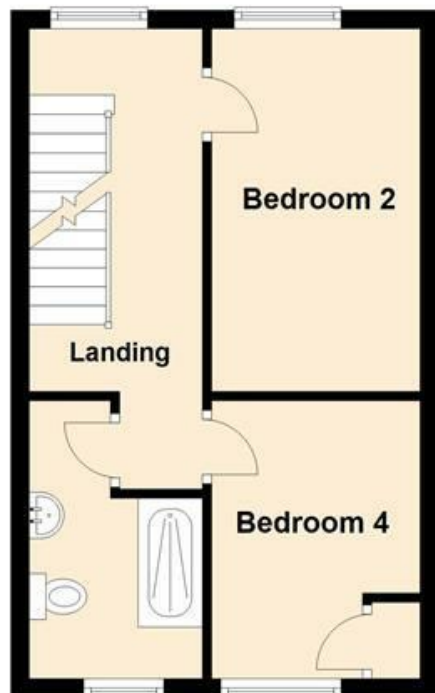
Lower Ground Floor



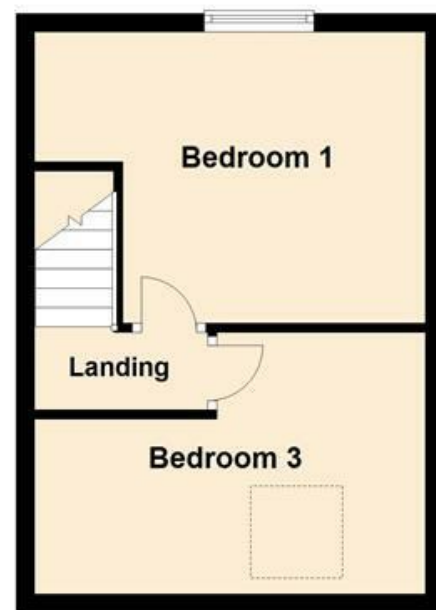
Ground Floor



First Floor



Second Floor



A stone built mid terraced property in need of some updating and offering accommodation over three floors plus two cellar rooms. Hall, lounge, dining kitchen, **FOUR BEDROOMS** and family bathroom. Externally there is walled frontage and an enclosed rear yard. **NO ONWARD CHAIN.**

MISREPRESENTATION ACT 1967.

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

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ENTRANCE HALL

Double glazed entrance door, stairs to first floor, radiator.

LOUNGE

15'2 x 10'6 into bay (4.62m x 3.20m into bay)
Double glazed bay window, radiator, wall mounted gas fire.



DINING KITCHEN

13'3 x 11'7 plus recess (4.04m x 3.53m plus recess)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, double drainer sink unit with mixer tap, space for electric cooker, space for washing machine, radiator and space for table and chairs. Double glazed window and frosted double glazed door to outside, door to cellars.



CELLAR ROOM ONE

14'8 x 9'3 (4.47m x 2.82m)
Power and lighting, meters, door leading to;

CELLAR ROOM TWO

12'2 x 11'3 (3.71m x 3.43m)
Power and lighting.

FIRST FLOOR LANDING

Double glazed window, radiator, stairs to second floor.

BEDROOM TWO

12'11 x 7'4 (3.94m x 2.24m)
Double glazed window, radiator.



BEDROOM FOUR

9'10 x 6'5 (3.00m x 1.96m)
Double glazed window, airing cupboard with wall mounted central heating boiler, radiator.



BATHROOM

Double walk in shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator, part tiled walls.



SECOND FLOOR LANDING

Access to second floor rooms.

BEDROOM ONE

13'4 x 9'7 (4.06m x 2.92m)
Double glazed window, radiator.



BEDROOM THREE

12'8 x 9'1 part restricted head height (3.86m x 2.77m part restricted head height)
Double glazed Velux style window, radiator.



EXTERNALLY

To the front of the house there is walled frontage with a gate.

The rear of the property benefits from an enclosed rear yard.

