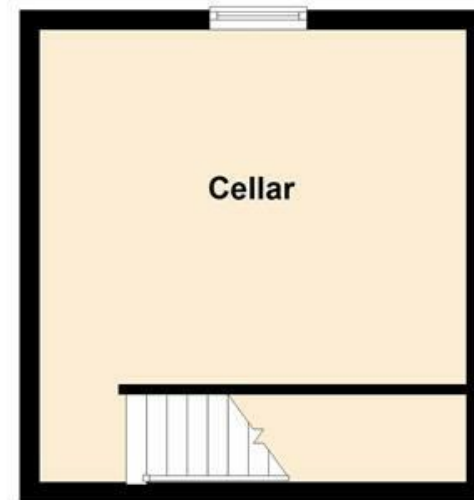
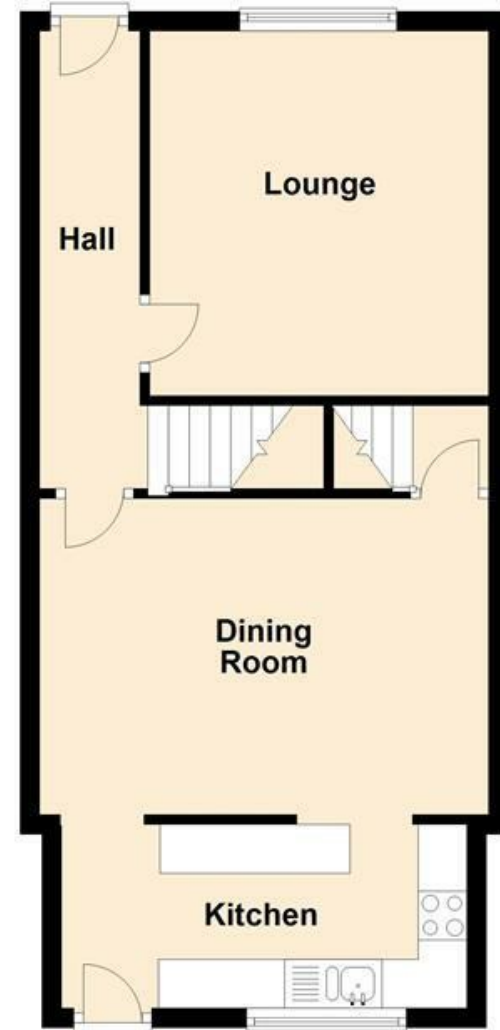


Lower Ground Floor



Ground Floor



First Floor



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.

RE-AVAILABLE FOR VIEWINGS - CALL NOW TO ARRANGE AN APPOINTMENT.

An extended stone built mid terraced property situated within a popular location. Comprising; hallway, lounge, dining room, fitted kitchen, TWO DOUBLE BEDROOMS and fitted bathroom. Externally there is walled frontage together with a GOOD SIZED REAR GARDEN and patio.

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HALLWAY

Frosted double glazed entrance door, radiator, stairs to first floor.

LOUNGE

12'3 x 11'5 (3.73m x 3.48m)

Double glazed window, radiator, fireplace with wooden surround and marble effect hearth and back. Two wall light points.



CELLAR ROOM

A single chamber with window, power and lighting.

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

15'0 x 12'1 (4.57m x 3.68m)

Double glazed window, radiator.

BEDROOM TWO

13'7 x 8'3 into recess (4.14m x 2.51m into recess)

Double glazed window, radiator, wardrobe recess.



DINING ROOM

15'1 x 10'7 (4.60m x 3.23m)

Radiator, door to cellar, opening onto;



EXTERNALLY

The property benefits from a walled frontage with gate together with a good sized rear garden with spacious patio area.



FITTED KITCHEN

13'8 x 6'2 (4.17m x 1.88m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for fridge and freezer, space for washing machine and tumble dryer, double glazed window, frosted double glazed door to outside.

BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, frosted double glazed window, airing cupboard with wall mounted central heating boiler.