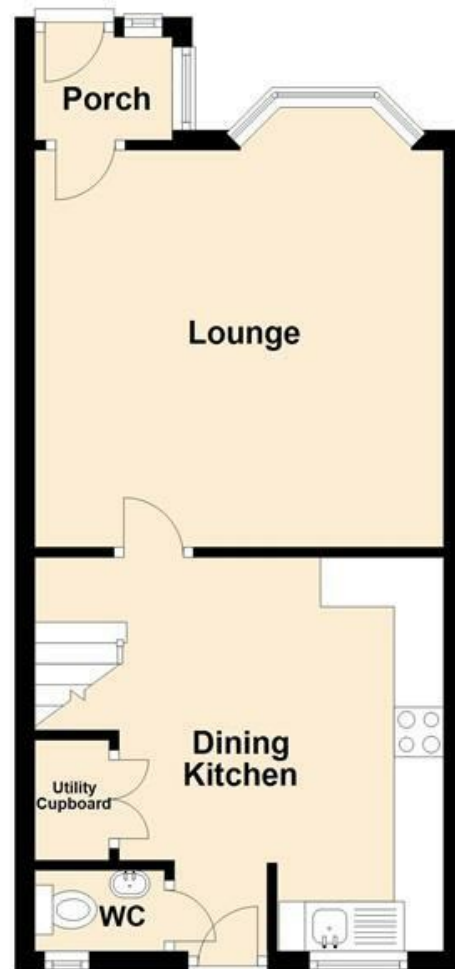


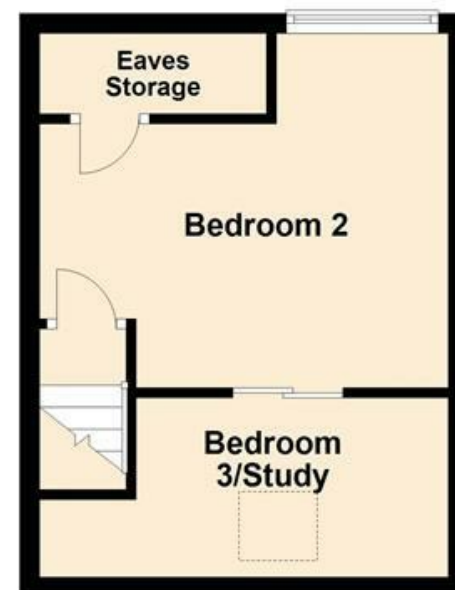
First Floor



Ground Floor



Second Floor



VIEWING HIGHLY RECOMMENDED. A delightful stone built end of terrace situated within a convenient location. Comprising; lounge, fitted dining kitchen, WC, TWO/THREE BEDROOMS and fitted bathroom. Externally there is enclosed frontage together with a pleasant enclosed rear yard.

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 PORCH

Double glazed entrance door, double glazed windows.

LOUNGE

13'4 x 13'0 (4.06m x 3.96m)

Double glazed display bay window, two wall light points, wooden fire surround, radiator, dado rail, double glazed door.



FITTED DINING KITCHEN

13'9 x 13'5 (4.19m x 4.09m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted dishwasher, space for electric cooker with extractor above, radiator, space for table and chairs, double glazed window, utility cupboard with space for washing machine, space for fridge/freezer, stairs to first floor, double glazed door to outside and door to;



DOWNSTAIRS WC

Low level WC, wash hand basin, frosted double glazed window.



FIRST FLOOR LANDING

Stairs to second floor, double glazed window.

BEDROOM ONE

12'1 x 11'5 into robes (3.68m x 3.48m into robes)

Fitted wardrobes, under stairs storage cupboard, radiator.



BATHROOM

10'8 x 8'4 (3.25m x 2.54m)

Panelled bath with shower over, enclosed cistern WC, vanity wash hand basin, airing cupboard, frosted double glazed window, radiator.



SECOND FLOOR

BEDROOM TWO

12'8 x 12'3 maximum (3.86m x 3.73m maximum)

Double glazed window, eaves storage cupboard, fitted storage cupboard, radiator, sliding door leading to;



BEDROOM THREE/STUDY

10'11 x 5'6 part restricted height (3.33m x 1.68m part restricted height)

Double glazed Velux style window, radiator.



EXTERNALLY

The property benefits from an enclosed garden frontage together with an enclosed rear yard with gate and seating area.

