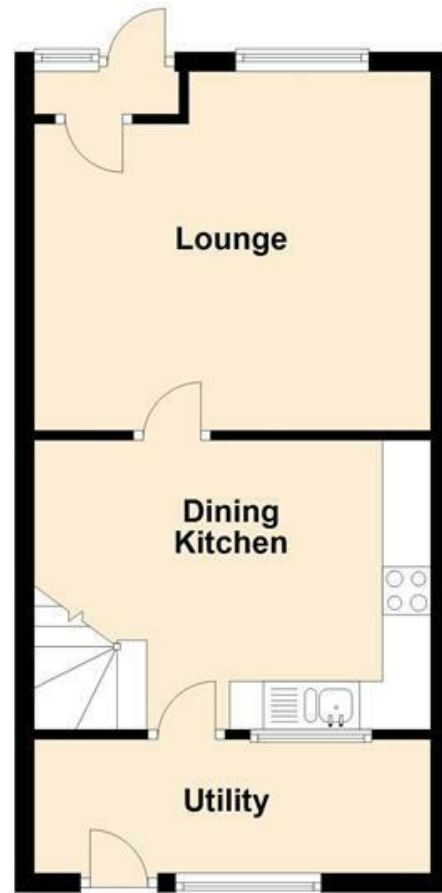


First Floor



Ground Floor



Second Floor



EARLY VIEWING IS ESSENTIAL! A very well presented stone built mid terrace property situated within a popular cul-de-sac location. Set over three floors and comprising; porch, lounge, fitted dining kitchen, **THREE BEDROOMS** and spacious family bathroom. Externally there is rear yard together with paved frontage.

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 window, tiled flooring.

LOUNGE

13'6 x 12'3 (4.11m x 3.73m)

Double glazed window, fireplace with wooden surround, cast iron stove and tiled hearth, wood effect flooring, radiator, fitted cupboards with concealed lighting.



FITTED DINING KITCHEN

13'5 x 9'10 (4.09m x 3.00m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for fridge/freezer, fitted dishwasher, concealed lighting, fitted oven with four ring gas hob and extractor above, radiator, stairs to first floor, double glazed window and frosted door to;



UTILITY ROOM

13'4 x 4'7 (4.06m x 1.40m)

Double glazed window, frosted double glazed door to outside, space for washing machine and tumble dryer, wall mounted central heating boiler.

FIRST FLOOR LANDING

Stairs to second floor, wood effect flooring, double glazed window.

BEDROOM ONE

13'6 x 12'5 (4.11m x 3.78m)

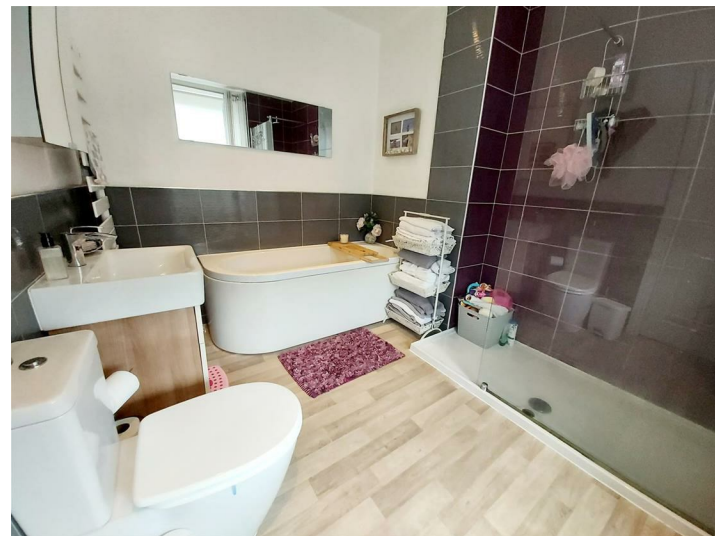
Double glazed window, radiator, wood effect flooring, built in storage cupboard.



SPACIOUS BATHROOM

9'6 x 8'5 (2.90m x 2.57m)

Panelled bath, low level WC, vanity wash hand basin with drawers beneath, walk in double shower cubicle with shower fittings over, heated towel rail, frosted double glazed window, part tiled walls, wood effect flooring.



SECOND FLOOR LANDING

Wood effect flooring.

BEDROOM TWO

13'6 x 8'9 (4.11m x 2.67m)

Double glazed window, radiator, wood effect flooring and access to roof void.



BEDROOM THREE

9'3 x 7'10 (2.82m x 2.39m)

Double glazed Velux style window, eaves storage cupboard, radiator, wood effect flooring.



EXTERNALLY

To the front of the house there is a raised frontage with paving and partially fenced boundaries.

The rear of the property has an enclosed yard with seating area.

