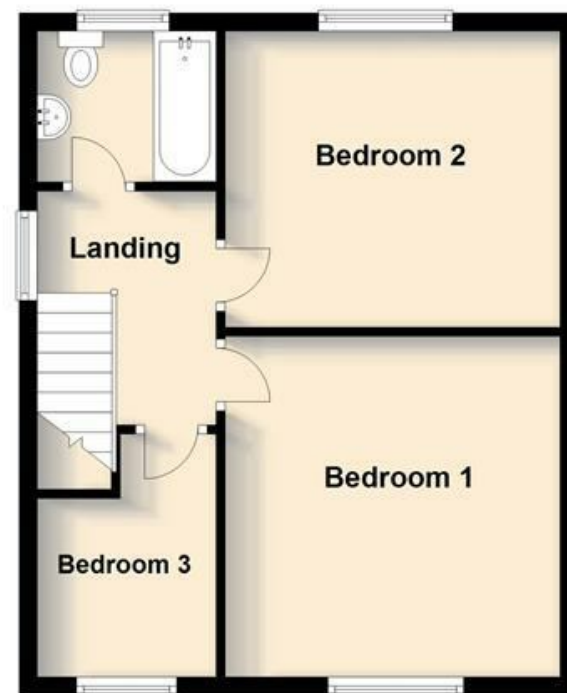


Ground Floor



First Floor



**OFFERED FOR SALE WITH NO ONWARD CHAIN.** A semi-detached property situated within a popular location. Comprising; hallway, lounge, dining room, fitted kitchen, side porch with storage outhouses, **THREE BEDROOMS** and fitted bathroom. Externally there is **OFF ROAD PARKING** together with an enclosed garden.

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 HALLWAY

10'7 x 6'6 (3.23m x 1.98m)

Frosted double glazed entrance door, stairs to first floor, wood effect flooring, ceiling coving.



### LOUNGE

13'10 x 12'4 into bay (4.22m x 3.76m into bay)

Double glazed square bay window, radiator, fireplace with wooden surround, marble effect hearth and back with living flame gas fire, radiator, double doors leading to;



### DINING ROOM

10'8 x 9'10 (3.25m x 3.00m)

Double glazed sliding patio doors to garden, radiator, ceiling coving.



### KITCHEN

9'11 x 9'10 (3.02m x 3.00m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, space for washing machine, double glazed window, radiator, door to;



### SIDE PORCH

With door to front and frosted double glazed door to rear, a total of three out house storage rooms one with double glazed window to rear (two accessed internally and one external).

### FIRST FLOOR LANDING

Double glazed window, access to roof void.



### BEDROOM ONE

11'3 x 10'8 plus door recess (3.43m x 3.25m plus door recess)

Fitted wardrobes, fireplace, double glazed window, radiator.



### BEDROOM TWO

13'2 x 9'10 (4.01m x 3.00m)

Double glazed window, radiator, ceiling coving, fitted shelving.



### BEDROOM THREE

9'4 x 7'6 (2.84m x 2.29m)

Double glazed window, radiator, recessed shelving, ceiling coving.



### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



### EXTERNALLY

To the front of the house there is an off road parking space together with a lawned garden.

The rear of the property offers an enclosed garden with patio and laid to lawn garden.

