



EARLY VIEWING RECOMMENDED. Tucked away from the road this spacious stone built terraced property is likely to appeal to a wide variety of purchasers. Offering well presented accommodation set over three floors plus a useful cellar. Comprising; hallway, lounge, farmhouse dining kitchen, **THREE BEDROOMS** and fitted bathroom. Externally there is enclosed frontage, a rear yard and an **OFF ROAD PARKING SPACE**.

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ENTRANCE PORCH

Glazed double doors and windows, frosted double glazed door leading to;

HALLWAY

Radiator, stairs to first floor.

LOUNGE

15'4 into bay x 11'1 (4.67m into bay x 3.38m)
Double glazed bay window, radiator, fireplace with open brick surround, wooden mantel and cast iron stove, storage cabinet with wooden sill.



FARMHOUSE STYLE DINING KITCHEN

14'1 x 10'2 plus 7'6 x 6'3 (4.29m x 3.10m plus 2.29m x 1.91m)
Fitted with wall and base mounted units with wooden work surfaces over, Belfast sink unit with mixer taps, feature open brick chimney breast with recess space for a range style cooker, radiator, two double glazed windows, double glazed door to outside, tiled flooring and space for washing machine.



CELLAR ROOM

12'9 x 11'6 (3.89m x 3.51m)
Single chamber with electric power and lighting.

FIRST FLOOR LANDING

Stairs to second floor, radiator and wall light point.

BEDROOM ONE

12'8 x 10'11 into robes (3.86m x 3.33m into robes)
Double glazed window, fitted wardrobes, walk in storage area, dado rail and radiator.



BEDROOM THREE

10'2 x 6'3 (3.10m x 1.91m)
Double glazed window, radiator.



FITTED BATHROOM

Panelled bath with shower over, low level WC, vanity wash hand basin with drawers beneath, heated towel rail, double glazed window.



SECOND FLOOR

BEDROOM TWO

15'6 x 14'6 part restricted height (4.72m x 4.42m part restricted height)
Double glazed Velux style window, wall light point, built in cupboard with hanging space, good sized eaves storage cupboard with wall mounted boiler, radiator and wood effect flooring.



EXTERNALLY

To the front of the property there is both an enclosed frontage together with an off road parking space. To the rear of the house there is a pleasant yard with enclosed boundaries.



PARKING SPACE

Located at the front of the property.

