



ANOTHER ONE SOLD WITHIN 24 HOURS - SIMILAR PROPERTIES WANTED!! A bay fronted semi detached property offering extended ground floor accommodation and FOR SALE WITH NO ONWARD CHAIN. Comprising; porch, hallway, lounge, dining room, extended kitchen, THREE BEDROOMS and fitted shower room. Externally there is a good sized garden frontage and a driveway leading to the detached garage located at the rear of the house.

MISREPRESENTATION ACT 1967.

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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 French doors, frosted double glazed windows.

HALLWAY

10'11 x 5'5 (3.33m x 1.65m)

Frosted double glazed entrance door, frosted double glazed window, radiator, stairs to first floor, under stairs storage cupboard with frosted double glazed window.



EXTENDED KITCHEN

16'11 x 7'5 narrowing to 5'7 (5.16m x 2.26m narrowing to 1.70m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for gas cooker, space for washing machine and tumble dryer, two frosted double glazed doors accessing outside, two double glazed windows, wall mounted central heating boiler, radiator and built in storage cupboards.



FIRST FLOOR LANDING

Access to roof void, double glazed window.

BEDROOM ONE

13'4 into bay x 11'0 (4.06m into bay x 3.35m)
Double glazed bay window, radiator, picture rail.



LOUNGE

12'6 into bay x 10'11 (3.81m into bay x 3.33m)

Double glazed bay window, two radiators, wall mounted gas fire, picture rail, sliding internal doors leading to;



DINING ROOM

10'11 x 10'4 (3.33m x 3.15m)

Double glazed window, built in storage cupboard, fireplace with tiled surround and hearth, radiator.



BEDROOM TWO

10'11 x 10'3 (3.33m x 3.12m)

Double glazed window, fitted wardrobes, radiator, picture rail.



BEDROOM THREE

7'8 x 5'6 (2.34m x 1.68m)

Double glazed window, radiator, fitted single bed with cupboards beneath.



SHOWER ROOM

Double shower cubicle with shower fittings over, vanity wash hand basin with cupboards beneath, low level WC, frosted double glazed window, heated towel rail.



EXTERNALLY

The property offers a good sized front garden, laid to lawn with borders together with a driveway providing ample off road parking leading to the rear of the house and the detached garage.

The rear garden has a block paved patio and tarmac garden with garage and timber shed together with enclosed boundaries.



DETACHED GARAGE

19'6 x 10'0 (5.94m x 3.05m)

Up and over door, courtesy door to side, glazed window, power and lighting.