



A well presented semi-detached family home situated within WALKING DISTANCE OF THE TOWN CENTRE. Comprising; hallway, lounge, dining area, kitchen, THREE BEDROOMS and bathroom. Driveway, SINGLE GARAGE, frontage and paved garden to the rear.

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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HALLWAY

Double glazed entrance door, stairs to first floor, double glazed window.

LOUNGE

13'6 x 13'4 (4.11m x 4.06m)

Double glazed display bay window, radiator, fireplace with wooden surround, marble effect hearth and back, opening onto;



DINING AREA

10'5 x 8'8 (3.18m x 2.64m)

Double glazed window, radiator.



KITCHEN

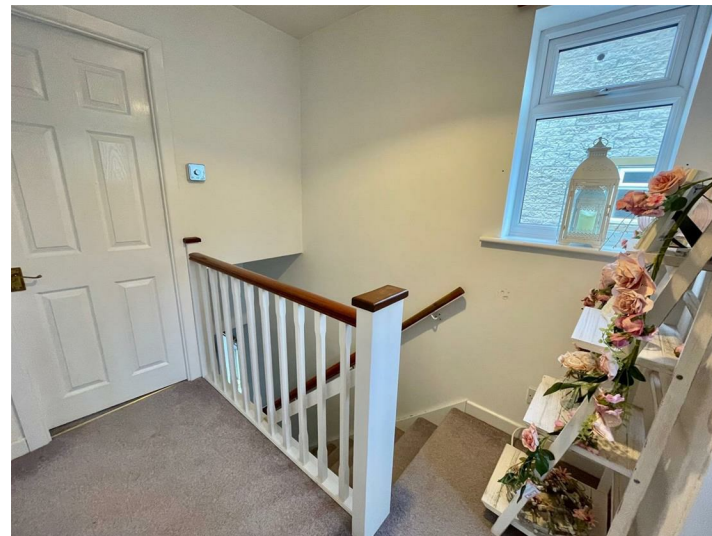
9'11 x 7'5 (3.02m x 2.26m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine and fridge, fitted oven with four ring electric hob and extractor above, wall mounted boiler, double glazed window, under stairs storage cupboard and double glazed door to outside.



FIRST FLOOR LANDING

Access to roof void, double glazed window, storage cupboard.



BEDROOM ONE

11'3 x 10'5 (3.43m x 3.18m)

Double glazed window, radiator, fitted wardrobes and fitted vanity unit.



BEDROOM TWO

12'5 x 8'7 plus door recess (3.78m x 2.62m plus door recess)

Fitted wardrobes, radiator, double glazed window.



BEDROOM THREE

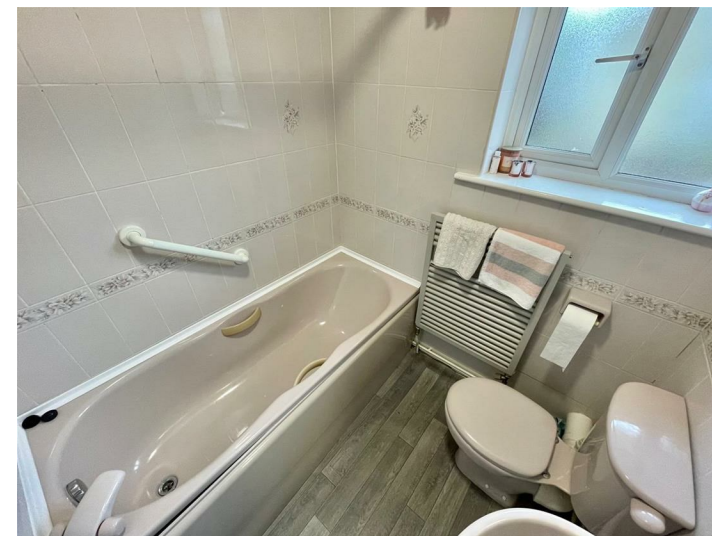
8'6 x 7'9 (2.59m x 2.36m)

Fitted storage cupboard, double glazed window, radiator.



BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, tiled walls, heated towel rail, frosted double glazed window.



EXTERNALLY

To the front of the house there is a garden frontage together with a driveway providing off road parking and leading to the garage.

The rear of the property offers an enclosed paved garden together with access to the single garage with up and over door.

