



OFFERED FOR SALE WITH NO ONWARD CHAIN. A stone built mid terraced property situated within a popular location and IN NEED OF SOME UPDATING. Comprising; lounge, extended dining kitchen, cellar room, FOUR BEDROOMS and bathroom. Externally there is a walled frontage together with a small rear yard.

MISREPRESENTATION ACT 1967.

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### ENTRANCE PORCH

Double glazed entrance door, double glazed windows, cloaks hanging space.

### LOUNGE

14'1 x 11'6 into bay (4.29m x 3.51m into bay)  
Double glazed door, double glazed bay window, fireplace with wooden surround, wood effect flooring, door and stairs to first floor.



### EXTENDED DINING KITCHEN

16'3 x 9'9 narrowing to 8'11 (4.95m x 2.97m narrowing to 2.72m)  
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for electric cooker, three door Aga with twin hot plates, wall mounted central heating boiler, electric wall heater, double glazed window, double glazed door to outside, door to cellar.



### CELLAR ROOM

11'5 x 11'5 maximum (3.48m x 3.48m maximum)  
Single chamber with power, lighting and meters.

### FIRST FLOOR LANDING

Radiator, stairs to second floor.



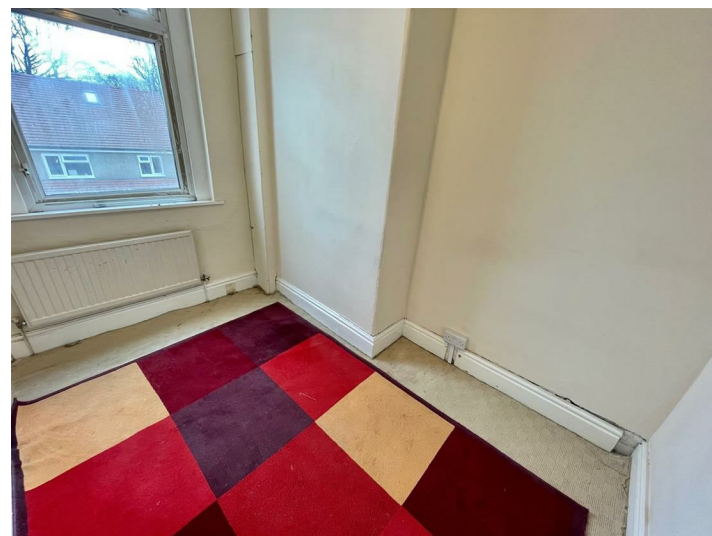
### BEDROOM ONE

11'8 x 11'5 into robes (3.56m x 3.48m into robes)  
Fitted wardrobes, double glazed window, radiator.



### BEDROOM THREE

9'0 x 6'4 (2.74m x 1.93m)  
Double glazed window, radiator.



### BATHROOM

Panelled bath with wall mounted shower fittings over, low level WC, vanity wash hand basin, radiator, tiled walls, frosted double glazed window, extractor fan.



### SECOND FLOOR LANDING

Access to second floor rooms.

### BEDROOM TWO

11'4 x 10'4 part restricted head height (3.45m x 3.15m part restricted head height)  
Double glazed Velux style window, stripped wood flooring, cast iron fire surround, radiator.



### BEDROOM FOUR

9'7 x 5'8 part restricted head height (2.92m x 1.73m )  
Double glazed Velux style window, storage cupboard.

### EXTERNALLY

The property has a walled frontage with gate together with a small rear yard to the rear.

