



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**VIEWING RECOMMENDED.** A stone built mid terraced property situated within a convenient location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hallway, living room, sitting room, fitted kitchen, **THREE BEDROOMS** and fitted bathroom. Externally there is a pleasant paved garden with **OPEN ASPECT ACROSS ADJOINING FIELDS TO THE REAR.**

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### ENTRANCE HALL

Double glazed entrance door, stairs to first floor.

### LIVING ROOM

14'11 x 11'1 (4.55m x 3.38m)

Double glazed window, radiator, two wall light points, meter cupboard, under stairs storage cupboard, inset fireplace.



### BEDROOM TWO

11'5 x 8'1 (3.48m x 2.46m)

Double glazed window with open views, radiator.

### BEDROOM THREE

8'3 x 5'2 (2.51m x 1.57m)

Double glazed window with open views, radiator.

### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.



### EXTERNALLY

To the rear of the property there is an enclosed paved garden with raised borders and a delightful open aspect across surrounding field to the rear.



### OPEN ASPECT

As previously mentioned the property enjoys a pleasant open aspect to the rear.



### NOTE

We have been advised by the vendor that the property has been recently re-roofed and re-wired.



### SITTING ROOM

14'2 x 11'5 (4.32m x 3.48m)

Wood effect flooring, two radiators, opening onto;

### FITTED KITCHEN

11'10 x 7'2 (3.61m x 2.18m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, fitted oven with four ring electric hob, space for fridge/freezer, two double glazed windows, double glazed door to outside, tiled flooring, wall mounted central heating boiler.

### FIRST FLOOR LANDING

Access to roof void and all first floor rooms.

### BEDROOM ONE

13'8 narrowing to 10'5 x 10'1 (4.17m narrowing to 3.18m x 3.07m)

Double glazed window, radiator.