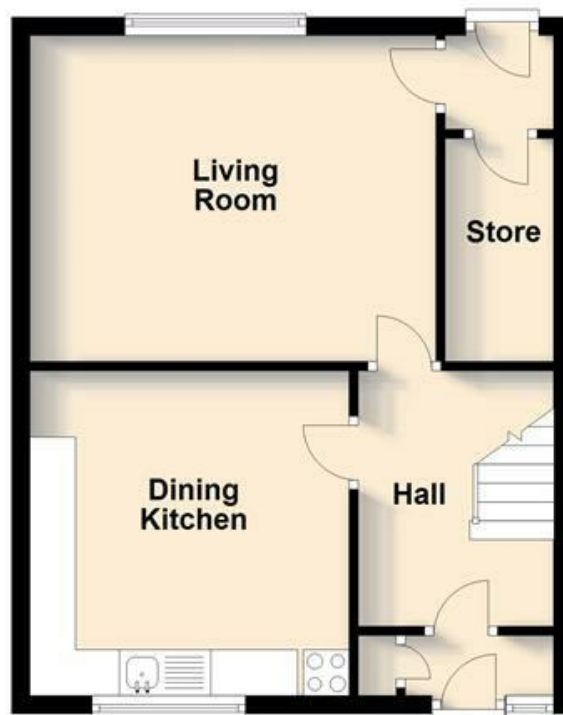
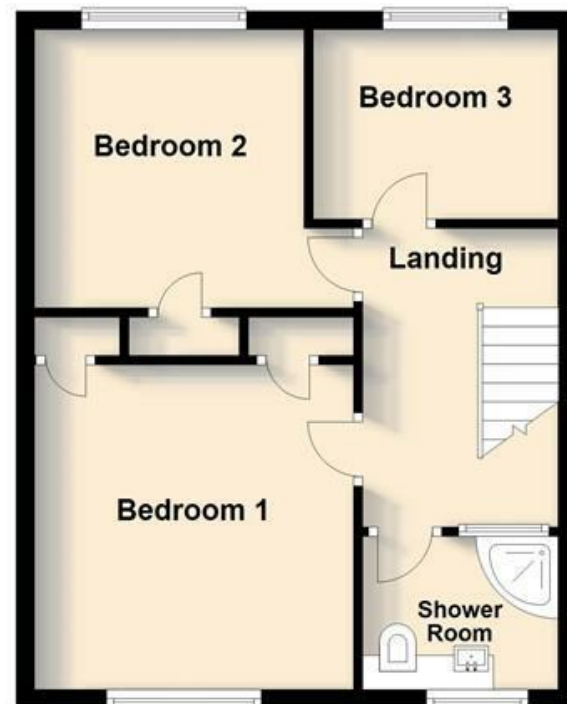




Ground Floor



First Floor



AVAILABLE NOW - EARLY VIEWING ESSENTIAL. A mid terraced property situated within a convenient location. Comprising; porch, hallway, living room, dining kitchen, **THREE BEDROOMS** and re-fitted shower room. Externally there is gardens to front and rear.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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.

AVAILABLE NOW - EARLY VIEWING ESSENTIAL. A mid terraced property situated within a convenient location. Comprising; porch, hallway, living room, dining kitchen, THREE BEDROOMS and re-fitted shower room. Externally there is gardens to front and rear. The property benefits from gas central heating and double glazing. EPC Band C

ENTRANCE PORCH

Frosted double glazed entrance door, frosted double glazed window, built in storage cupboard, door to;

HALLWAY

Stairs to first floor, under stairs storage cupboard, meter cupboard, radiator.

LIVING ROOM

Double glazed window, radiator, wall mounted electric fire, door to;

REAR PORCH

Frosted double glazed door to garden, door to walk in storage cupboard with storage space.

DINING KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fridge/freezer, electric cooker, space for washing machine, radiator, double glazed window, tiled flooring, table and chairs.

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

Double glazed window, radiator, airing cupboard with wall mounted central heating boiler, built in wardrobes with hanging space.

BEDROOM TWO

Double glazed window, radiator, built in wardrobe with hanging space.

BEDROOM THREE

Double glazed window, radiator.

SHOWER ROOM

Corner shower cubicle with shower fittings, enclosed cistern WC, wash hand basin, part tiled walls, frosted double glazed window, frosted internal window, radiator.

EXTERNALLY

To the rear of the house there is a good sized garden with patio area, laid to lawn and offering enclosed boundaries. The front of the property has a garden frontage with gate.