



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.

A most attractive two bedroom period terrace, located on a popular street within walking distance of the tow centre.

LIVING ROOM

Entrance door to front. UPVC double glazed window to front and fireplace with slate half housing a living flame gas fire.

DINING ROOM

Staircase leading to the first floor and door to:

KITCHEN

Matching range of wall and base level cabinets incorporating a stainless steel 1 1/2 bowl sink unit with space for a cooker, built-in extractor above and space and plumbing for washing. UPVC double glazed door and window to rear.

BEDROOM ONE

UPVC double glazed window to front and built-in wardrobe with double doors.

BEDROOM TWO

double glaze window to rear.

BATHROOM

Fitted with matching suite comprising a panel, wash basin and low level WC

EXTERNALLY

To to the rear of the property there is a communal yard that has been sectioned off so that the house can benefit from a private outdoor space, which has been mostly laid to lawn.