



**VIEWING RECOMMENDED.** A pleasant semi detached property benefitting from OFF ROAD PARKING together with an enclosed rear garden. Comprising; hallway, lounge, dining room, fitted kitchen, store room, coal store and downstairs WC, **THREE BEDROOMS** and fitted shower room.

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.

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**ENTRANCE HALLWAY**

12'6 x 6'9 (3.81m x 2.06m)

Double glazed entrance door, double glazed window, radiator, stairs to first floor, under stairs storage cupboard with window and wall mounted central heating boiler.



**LOUNGE**

14'0 x 12'0 into bay (4.27m x 3.66m into bay)

Double glazed square bay window, wall mounted gas fire, radiator, picture rail, opening onto;



**DINING ROOM**

9'7 x 9'1 (2.92m x 2.77m)

Double glazed window, radiator, picture rail, serving hatch to kitchen.



**FITTED KITCHEN**

10'4 x 9'1 (3.15m x 2.77m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, space for electric cooker, space for slimline dishwasher, wood effect flooring, radiator, door to;



**REAR PORCH**

Double glazed window, and double glazed door leading to outside, doors to;

**STORE ROOM**

8'1 c 6'0 (2.46m c 1.83m)

Double glazed window (could be converted to create a utility room if required).

**COAL STORE**

4'0 x 3'0 (1.22m x 0.91m)

Offering storage space.

**DOWNSTAIRS WC**

High level WC, frosted window.

**FIRST FLOOR LANDING**

Double glazed window, access to first floor rooms.

**BEDROOM ONE**

12'9 x 12'0 (3.89m x 3.66m)

Double glazed window, radiator, built in wardrobe, tiled fireplace.



**BEDROOM TWO**

12'2 x 10'3 into robes (3.71m x 3.12m into robes)

Double glazed window, radiator, built in wardrobe.



**BEDROOM THREE**

10'4 x 6'8 (3.15m x 2.03m)

Double glazed window, radiator.



**SHOWER ROOM**

Walk in shower cubicle with shower fittings over, low level

WC, vanity wash hand basin, frosted double glazed window, wood effect flooring.



**EXTERNALLY**

To the front of the property there is a driveway providing off road parking for two cars together with a hedgerow surround and access to the rear of the house.

The rear garden is paved with borders together with an ornamental pond and enclosed boundaries.

