



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.

EARLY VIEWING HIGHLY RECOMMENDED. An extended semi detached property situated within a popular location. Comprising; porch, WC, lounge, dining room, kitchen, breakfast room, rear porch, **THREE BEDROOMS** and bathroom. Externally there is driveway parking, an **ATTACHED GARAGE** and gardens to both front and rear.

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ENTRANCE PORCH

Frosted double glazed entrance door, frosted double glazed window.

DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, frosted double glazed window, radiator.

LOUNGE

17'5x 11'5 (5.31m x 3.48m)

Double glazed window, two radiators, stairs to first floor, three wall light points, fireplace with wooden surround, living flame gas fire and marble effect hearth and back, ceiling coving, opening onto;



DINING ROOM

12'2 x 9'9 (3.71m x 2.97m)

Double glazed window, radiator, ceiling coving.



KITCHEN

11'5 x 6'9 (3.48m x 2.06m)

Fitted with wall and base mounted units with work surfaces

over and tiled splashbacks, single drainer sink unit with mixer taps, space for gas cooker, space for washing machine, space for fridge, under stairs storage cupboard, double glazed window.



BREAKFAST ROOM

11'2 x 6'8 (3.40m x 2.03m)

Three double glazed windows, radiator, door to;



REAR PORCH

Frosted internal door, door to outside with frosted glass panel.

FIRST FLOOR LANDING

Frosted double glazed window, access to roof void, airing cupboard with wall mounted central heating boiler.

BEDROOM ONE

13'5 x 9'10 into robes (4.09m x 3.00m into robes)

Double glazed window, fitted wardrobes, radiator.



BEDROOM TWO

9'9 x 9'9 (2.97m x 2.97m)

Double glazed window, radiator.



BEDROOM THREE

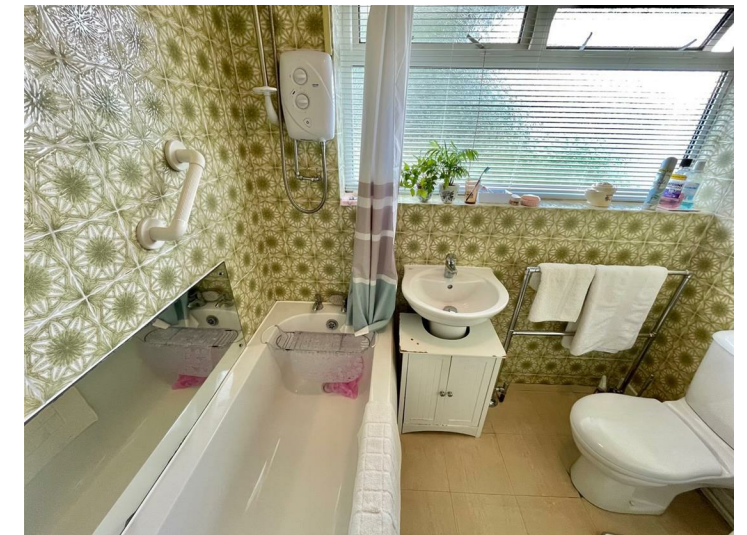
9'7 x 6'10 (2.92m x 2.08m)

Double glazed window, radiator, built in storage cupboard, stripped wood flooring.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, frosted double glazed window, tiled walls.



EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to the attached garage, there is also a lawned garden with borders and gated access to the rear.

The rear garden is of a good size with patio area leading to the main garden, laid to lawn with borders, enclosed boundaries and a timber shed.

