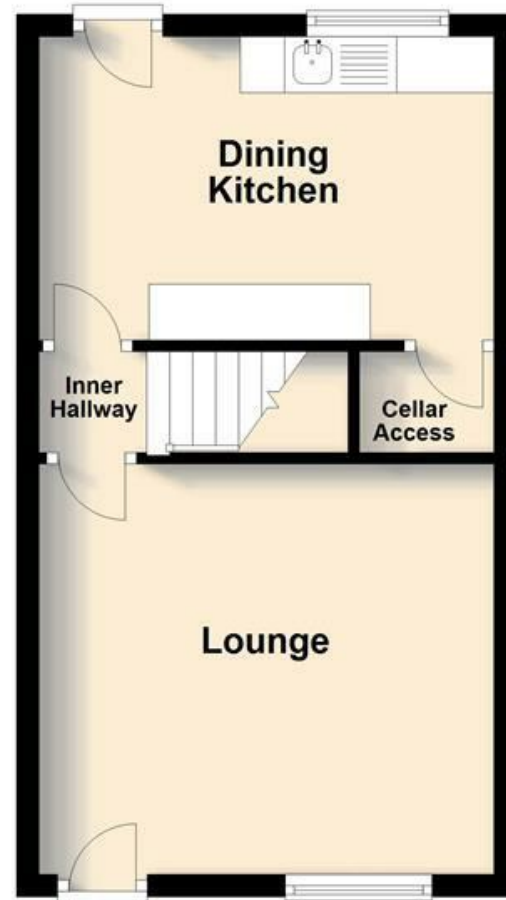
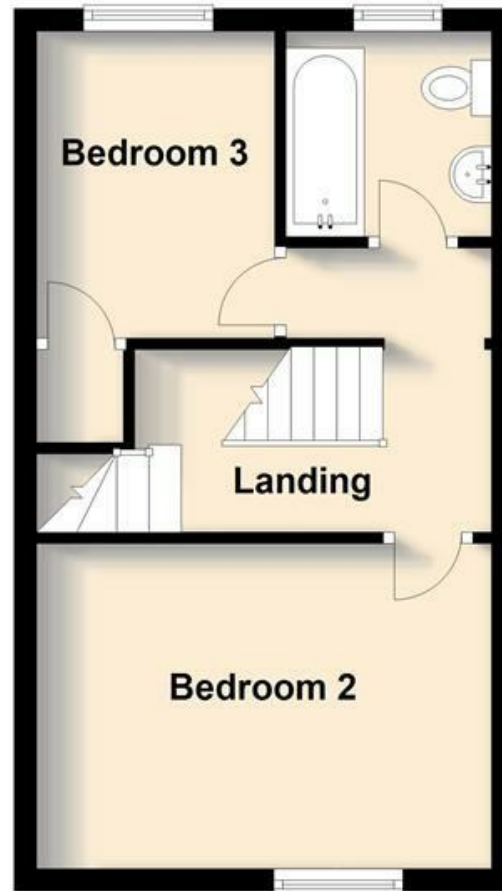


Ground Floor



First Floor



Second Floor



OFFERED FOR SALE BY INFORMAL TENDER WITH BIDS TO BE RECEIVED BY 12 NOON ON 6th APRIL 2023. A vacant stone built mid terraced property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Requiring some updating and comprising; lounge, dining kitchen, THREE BEDROOMS and fitted bathroom. Externally there is garden frontage together with an enclosed rear yard with outhouse. **EARLY VIEWING ESSENTIAL.**

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.

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LOUNGE

13'0 x 11'11 (3.96m x 3.63m)

Sash window, entrance door, cast iron stove with stone hearth and wooden mantel, radiator, picture rail.



INNER HALLWAY

Stairs to first floor, door to;

DINING KITCHEN

13'0 x 8'11 (3.96m x 2.72m)

Wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for cooker, space for fridge/freezer, space for washing machine, radiator, sash window and door to outside.



STORAGE CELLAR

Accessed from the kitchen there is a small storage cellar with power and lighting.

FIRST FLOOR LANDING

Radiator, stairs to second floor.



BEDROOM TWO

13'0 x 9'7 (3.96m x 2.92m)

Sash window, built in storage cupboard, radiator.



BEDROOM THREE

9'0x 5'7 plus door recess (2.74mx 1.70m plus door recess)
Glazed window, radiator, storage cupboard.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, sash window.



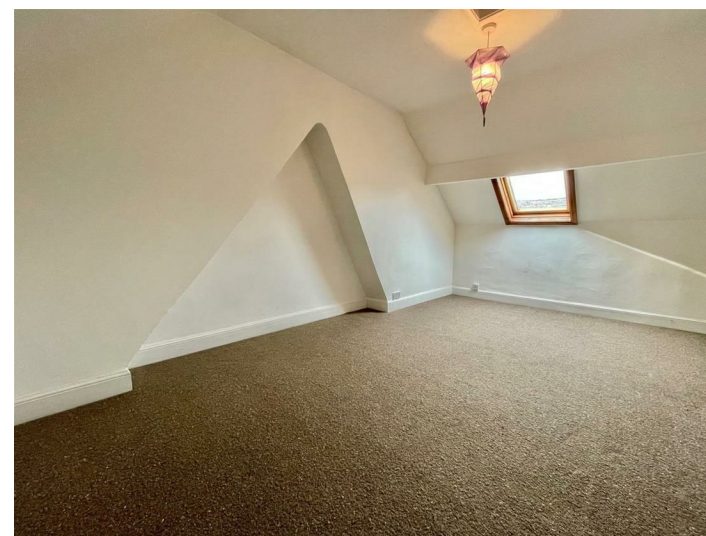
SECOND FLOOR LANDING

Skylight and door leading to;

BEDROOM ONE

16'3 x 11'9 maximum (4.95m x 3.58m maximum)

Double glazed Velux style window, radiator, access to roof void, eaves storage cupboard.



EXTERNALLY

To the front of the house there is a garden frontage with borders and walkway.

The rear of the property offers an enclosed yard with outhouse storage room, gate to the rear and raised borders.

