



A well presented stone built end of terrace situated within a popular location. Offering accommodation set over three floors including; living room, fitted dining kitchen, **TWO/THREE BEDROOMS** and fitted bathroom. Externally there is walled frontage together with an enclosed rear yard. **EARLY VIEWING HIGHLY RECOMMENDED.**

MISREPRESENTATION ACT 1967.

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### LIVING ROOM

13'5 x 13'0 into bay (4.09m x 3.96m into bay)  
Double glazed bay window, frosted double glazed entrance door, radiator, wooden fire surround with marble effect hearth and back, meter cupboard and storage cupboard.



### DINING KITCHEN

14'3 x 10'11 plus recess (4.34m x 3.33m plus recess)  
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, fitted oven with four ring electric hob and extractor above, fitted microwave, space for washing machine, space for fridge/freezer, under stairs storage cupboard, single drainer sink unit with mixer tap, radiator, double glazed window, door to;

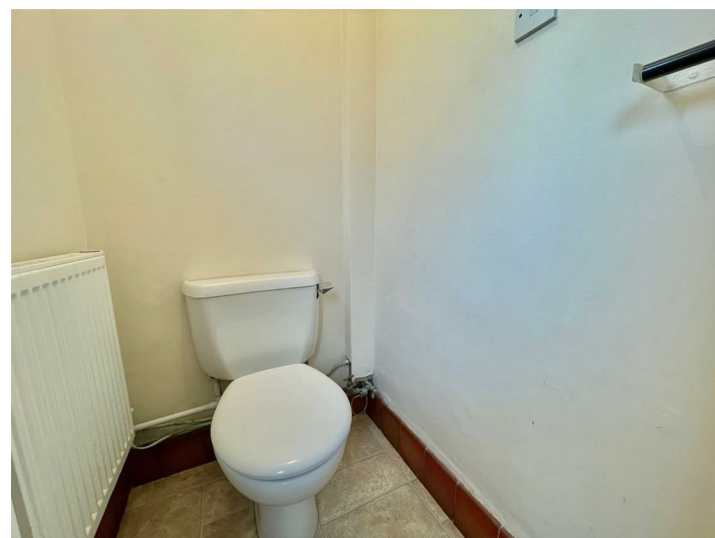


### REAR PORCH

Frosted double glazed door to outside, door to;

### DOWNSTAIRS WC

Low level WC, radiator, frosted double glazed window.



### FIRST FLOOR LANDING

Double glazed window, radiator, stairs to second floor.



### BEDROOM ONE

13'2 x 10'11 (4.01m x 3.33m)  
Double glazed window, radiator.



### INNER LANDING

Built in storage cupboard, door to;

### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, wall mounted central heating boiler, frosted double glazed window.



### SECOND FLOOR LANDING

### BEDROOM TWO

10'6 x 10'3 (3.20m x 3.12m)  
Double glazed window, radiator, access to roof void, door leading to;



### BEDROOM THREE/STUDY

10'6 x 5'3 maximum (3.20m x 1.60m maximum)  
Double glazed Velux style window, radiator, built in storage cupboard, eaves storage space



### EXTERNALLY

To the front of the house there is a walled frontage with gate and borders.

The rear of the property offers an enclosed yard with gate to the rear.

