



VIEWING IS RECOMMENDED. A modern semi-detached property benefitting from an OPEN ASPECT TO THE REAR. Comprising; hallway, WC, living room, fitted dining kitchen, **THREE BEDROOMS** and fitted bathroom. Externally there is driveway parking together with gardens to both front and rear.

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.

VIEWING IS RECOMMENDED. A modern semi-detached property benefitting from an OPEN ASPECT TO THE REAR. Comprising; hallway, WC, living room, fitted dining kitchen, THREE BEDROOMS and fitted bathroom. Externally there is driveway parking together with gardens to both front and rear.

ENTRANCE HALL

Double glazed entrance door, stairs to first floor, tiled flooring and radiator.

LIVING ROOM

14'7 x 12'5 (4.45m x 3.78m)

Double glazed window, two radiators, under stairs storage cupboard, door leading to;



FITTED DINING KITCHEN

15'6 x 8'11 (4.72m x 2.72m)

Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for washing machine and fridge/freezer, fitted wine rack, double glazed window, double glazed French doors to outside



FIRST FLOOR LANDING

Access to roof void and all first floor rooms.

BEDROOM ONE

12'7 x 8'2 (3.84m x 2.49m)

Double glazed window with open aspect, radiator.



BEDROOM TWO

10'1 x 8'1 (3.07m x 2.46m)

Double glazed window, radiator.



BEDROOM THREE

8'11 x 6'7 (2.72m x 2.01m)

Double glazed window with open aspect, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC,

pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



EXTERNALLY

To the front of the property there is driveway parking together with a lawned garden and access to the rear.

The rear of the property offers an enclosed garden, laid to lawn with patio area and open aspect to the rear.

