



EARLY VIEWING IS A MUST! A very well presented stone built end of terrace situated within a convenient location and offering **ACCOMMODATION SET OVER THREE FLOORS**. Comprising; hall, living room, fitted dining kitchen, conservatory, **THREE DOUBLE BEDROOMS** and spacious bathroom. Externally there is a pleasant garden with stone built outhouse and store room.

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HALLWAY

Double glazed entrance door, stairs to first floor, radiator and meter cupboard.

LIVING ROOM

13'10 x 12'8 (4.22m x 3.86m)
Double glazed window, fireplace with cast iron surround and open fire with granite effect hearth, picture rail, radiator, wood effect flooring, under stairs storage cupboard.



FITTED DINING KITCHEN

16'9 x 13'6 (5.11m x 4.11m)

KITCHEN AREA

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for range style cooker with extractor above, space for washing machine and fridge/freezer, two double glazed windows.



DINING AREA

Open brick fire surround with wooden mantel and space for electric stove, fitted bench with radiator cover and storage, space for table and chairs, fitted storage cupboard with lighting and shelving, double glazed French doors leading to;



CONSERVATORY

9'7 x 8'8 (2.92m x 2.64m)
Double glazed windows to three sides, double glazed French doors to outside, tiled flooring with under floor heating, double glazed glass roof.

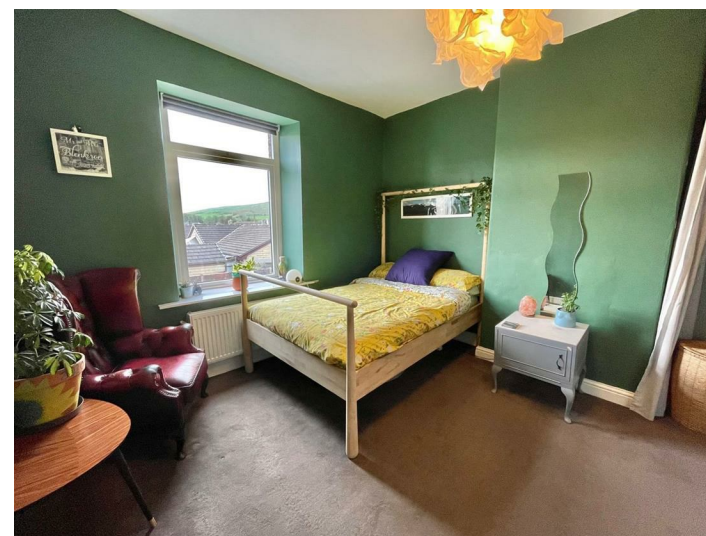


FIRST FLOOR LANDING

Access to first floor rooms.

BEDROOM ONE

12'9 x 10'11 (3.89m x 3.33m)
Double glazed window, radiator.



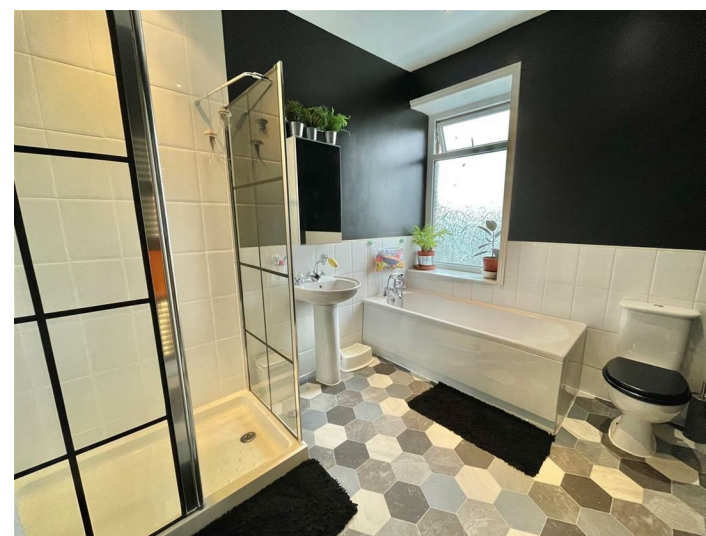
BEDROOM THREE

13'7 x 8'7 (4.14m x 2.62m)
Double glazed window, radiator.



SPACIOUS BATHROOM

10'1 x 7'10 (3.07m x 2.39m)
Panelled bath with hand held shower fittings over, low level WC, pedestal wash hand basin, separate walk in double shower cubicle with shower fittings over, heated towel rail, frosted double glazed window, part tiled walls.



INNER LANDING

9'4 x 5'6 maximum (2.84m x 1.68m maximum)
Double glazed window, radiator and stairs leading to second floor bedroom.

SECOND FLOOR BEDROOM TWO

15'7 x 14'8 part restricted height (4.75m x 4.47m part restricted height)
Three double glazed Velux style windows, radiator, eaves storage space.



EXTERNALLY

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

The rear of the property offers a patio area leading to the main garden, laid with artificial grass, raised borders and a walkway leading to the outhouse.



OUTHOUSE & STORE ROOM

Located at the rear of the plot is a stone built outhouse with double glazed door, glazed window and electric supply, there is also a further store room 9'3 x 6'6 at the rear of the outhouse together with a double gate leading to a rear access road (with potential to create off road parking if required).