



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 RECOMMENDED. A semi detached property OFFERED FOR SALE WITH NO ONWARD CHAIN and benefitting from a CONSERVATORY together with a DETACHED GARAGE WITH PIT. Comprising; hallway, living room, dining area, conservatory, fitted kitchen, THREE BEDROOMS and fitted shower room. Externally there are low maintenance gardens to both front and rear.

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HALLWAY

Frosted double glazed entrance door, frosted double glazed window, meter cupboard, radiator, stairs to first floor.

LIVING ROOM

14'2 x 12'4 (4.32m x 3.76m)

Double glazed window, radiator, ceiling coving, fireplace with marble effect surround with living flame gas fire and marble hearth, opening onto;



FITTED KITCHEN

8'9 x 8'5 (2.67m x 2.57m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for washing machine, space for low level fridge, double glazed window, frosted double glazed door to outside, under stairs storage cupboard.



FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

10'9 x 10'9 (3.28m x 3.28m)

Wardrobes with partial mirror frontage, double glazed window, radiator.



BEDROOM TWO

10'9 x 10'9 maximum into door recess (3.28m x 3.28m maximum into door recess)

Double glazed window, built in storage cupboard, radiator.



BEDROOM THREE

6'9 x 6'5 (2.06m x 1.96m)

Double glazed window, radiator, built in storage cupboard.

FITTED SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, airing cupboard with wall mounted central heating boiler, mermaid style wall boarding, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the house there is driveway parking leading to the garage together with a low maintenance pebbled garden with partial hedgerow surround.

The rear of the property offers an enclosed garden with patio, timber shed with power and lighting and pebbled garden with border.



DETACHED GARAGE

20'9 x 10'1 (6.32m x 3.07m)

Electrically operated up and over door, power and lighting, two double glazed windows, glazed courtesy door to side. Inspection pit.



DINING AREA

9'3 x 8'6 (2.82m x 2.59m)

Double glazed French doors leading to conservatory, radiator, ceiling coving.



CONSERVATORY

10'1 x 8'5 (3.07m x 2.57m)

Double glazed windows, double glazed French doors to outside, radiator, wall light point.