

OFFERED FOR SALE WITH NO ONWARD CHAIN. A stone built end of terrace situated within a popular location and in need of some internal updating. Comprising; hallway, living room, spacious kitchen/dining room, conservatory, converted basement room with downstairs WC, three bedrooms plus a study, fitted bathroom and separate shower room. Externally there are gardens together with a parking space to the rear.

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ENTRANCE HALLWAY

Double glazed entrance door, double glazed porthole window, stairs to first floor, wooden flooring, dado rail, door to lower ground floor.

LIVING ROOM

16'3 x 14'8 maximum (4.95m x 4.47m maximum)

Double glazed bay window, radiator, cast iron stove with fire surround, two wall light points, wooden flooring, ceiling coving.



KITCHEN/DINING ROOM

16'0 x 14'10 (4.88m x 4.52m)

Base mounted units with work surfaces over, space for range style cooker with extractor above, Belfast style sink unit, space for dishwasher, double glazed window, island unit, open brick painted chimney breast with open fire, stripped wood flooring, French doors to;



CONSERVATORY

9'2 x 7'0 (2.79m x 2.13m)

Double glazed windows, double glazed door to outside, tiled flooring, double glazed glass roof.



LOWER GROUND FLOOR

Hallway with access to downstairs WC and converted basement room.

BASEMENT ROOM

14'0 x 12'4 (4.27m x 3.76m)

Glazed window, radiator, meters.



DOWNSTAIRS WC

Low level WC, wash hand basin.

FIRST FLOOR LANDING

Double glazed window, dado rail, access to roof void, wooden flooring.

BEDROOM ONE

17'2 x 8'5 (5.23m x 2.57m)

Double glazed window, radiator, wooden flooring.



BEDROOM TWO

9'2 x 8'8 (2.79m x 2.64m)

Double glazed window, radiator.



BEDROOM THREE

8'0 x 7'10 (2.44m x 2.39m)

Double glazed window, radiator.



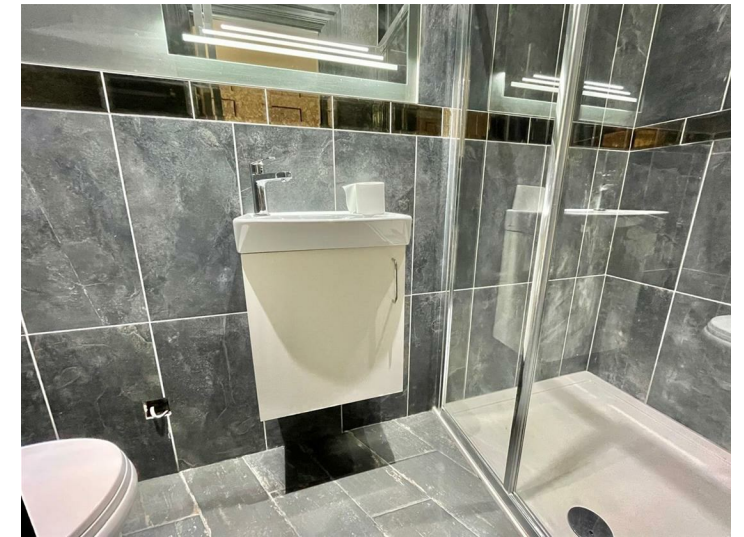
BATHROOM

Claw foot bath, high level WC, wash hand basin, radiator, tiled flooring, frosted double glazed window, part tiled walls, airing cupboard with central heating boiler.



SEPARATE SHOWER ROOM

Double shower cubicle with shower fittings over, enclosed cistern WC, part tiled walls.



STUDY

6'5 x 4'7 (1.96m x 1.40m)

Double glazed window, stripped wood flooring.



EXTERNALLY

To the front and side of the house there are gardens, laid to lawn with borders and enclosed boundaries, there is an off road parking space access from Nursery Lane

