



VIEWING RECOMMENDED. A substantial stone built terraced property situated within a popular location overlooking playing field to the front. Comprising; hallway, living room, dining room, fitted kitchen, cellar rooms, **FIVE DOUBLE BEDROOMS**, fitted bathroom and additional WC. Externally there is garden frontage together with a pleasant rear garden with patio.

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ENTRANCE VESTIBULE

Double glazed entrance door, ceiling coving, door leading to;

HALLWAY

Stairs to first floor, radiator, ceiling coving, dado rail.

LIVING ROOM

15'11 x 12'9 into bay (4.85m x 3.89m into bay)
Double glazed sash bay window, fireplace with wooden surround and marble effect hearth and back, two radiators, picture rail, ceiling coving.



DINING ROOM

12'10 x 12'9 (3.91m x 3.89m)
Double glazed sash window, radiator, picture rail.



FITTED KITCHEN

13'3 x 7'1 (4.04m x 2.16m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for cooker with extractor above, space for dishwasher and washing machine, fitted fridge, wall mounted central heating boiler, double glazed sash window, double glazed door to outside, door to cellars.



CELLARS

Two chamber areas -

Chamber One 16'2 x 10'10 with power, lighting, meters and radiator.

Chamber Two 9'3 x 4'6 used for storage.

FIRST FLOOR LANDING

Stairs to second floor, radiator.



BEDROOM ONE

16'6 x 13'1 (5.03m x 3.99m)
Fireplace with fire surround, cast iron open fire with tiled inserts, two double glazed sash windows, two radiators.



BEDROOM TWO

12'8 x 10'1 (3.86m x 3.07m)
Double glazed sash window, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, double shower cubicle with shower fittings over, heated towel rail, frosted double glazed sash window, part tiled walls.



ADDITIONAL WC

Low level WC, wash hand basin, frosted window.

SECOND FLOOR LANDING

Double glazed Velux style window, access to roof void.

BEDROOM THREE

15'5 x 13'0 plus recess (4.70m x 3.96m plus recess)
Double glazed sash window, cast iron fireplace, radiator.



BEDROOM FOUR

12'8 x 10'6 (3.86m x 3.20m)
Double glazed sash window, cast iron fireplace, radiator.



BEDROOM FIVE

13'3 x 7'0 (4.04m x 2.13m)
Double glazed Velux style window, radiator.

EXTERNALLY

To the front of the house there is a garden frontage with gated access and borders.

The rear of the property benefits from a pleasant garden with patio area leading to the main garden, laid to lawn with borders and enclosed boundaries.

