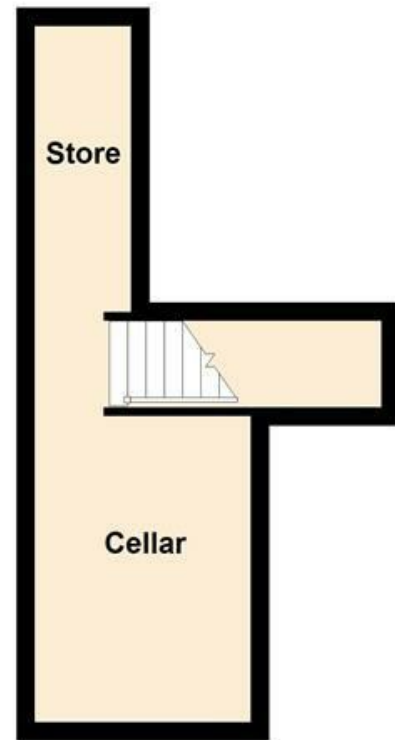
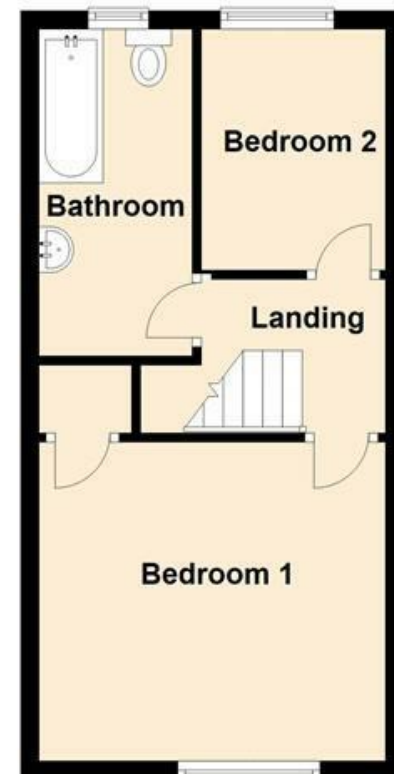


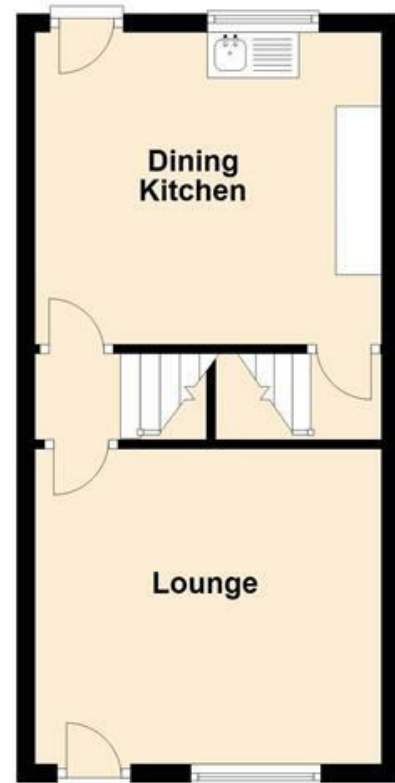
Lower Ground Floor



First Floor



Ground Floor



A stone built mid terraced cottage with no onward chain and requiring updating. Comprising; lounge, dining kitchen, TWO BEDROOMS and bathroom. Externally there is an enclosed rear garden.

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.

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LOUNGE

12'5 x 11'3 (3.78m x 3.43m)

Double glazed window, frosted double glazed door, fire surround with wooden mantel and gas fire, two wall light points, radiator, built in cupboard.



INNER HALLWAY

Stairs to first floor.

DINING KITCHEN

12'1 x 11'2 (3.68m x 3.40m)

Wall and base mounted units with work surfaces over, single drainer sink unit, space for cooker and fridge/freezer, radiator, wall mounted central heating boiler, door to cellar.



CELLARS

Main chamber 11'0 x 7'6 with stone shelf plus additional storage room 10'3 x 3'6

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

12'4 x 11'11 (3.76m x 3.63m)

Double glazed window, radiator, built in storage cupboard.



BEDROOM TWO

8'2 x 7'2 (2.49m x 2.18m)

Double glazed window, radiator.



BATHROOM

11'3 x 4'11 (3.43m x 1.50m)

Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



EXTERNALLY

The property is pavement fronted with a stone storage shed.

To the rear of the house there is an enclosed garden with borders.



PLEASE NOTE

Interested applicants are advised to make enquiries about any road proposals in the area before submitting a bid.