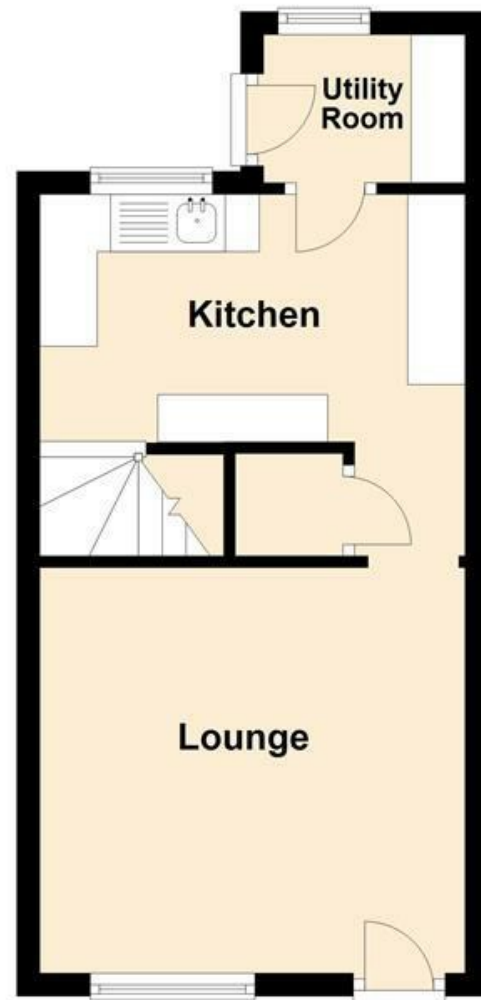


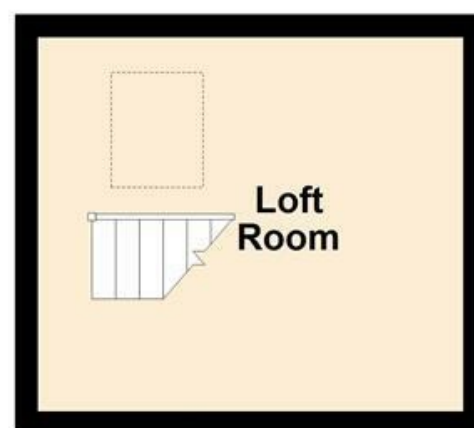
Ground Floor



First Floor



Second Floor



EARLY VIEWING IS A MUST! A very well presented stone built mid terraced property situated within a convenient location. Comprising; lounge, re-fitted kitchen, utility room, TWO FIRST FLOOR BEDROOMS, re-fitted bathroom and A LOFT ROOM located on the second floor. Externally there is also an enclosed garden area.

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.

EARLY VIEWING IS A MUST! A very well presented stone built mid terraced property situated within a convenient location. Comprising; lounge, re-fitted kitchen, utility room, TWO FIRST FLOOR BEDROOMS, re-fitted bathroom and A LOFT ROOM located on the second floor. Externally there is also an enclosed garden area.

LOUNGE

12'1 x 11'7 (3.68m x 3.53m)

Double glazed entrance door, double glazed window, inset cast iron stove with wooden mantel above and slate effect hearth, wood effect flooring, meter cupboards, radiator.



FITTED KITCHEN

11'6 x 6'11 (3.51m x 2.11m)

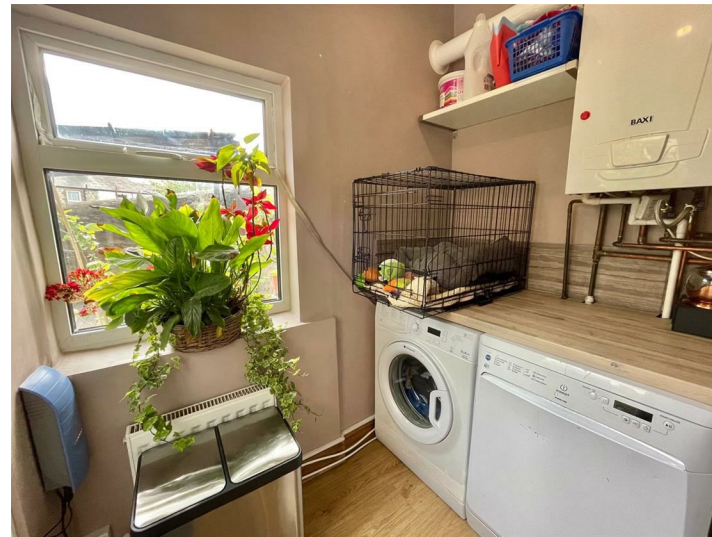
Fitted with wall and base mounted units with work surfaces over and matching returns, fitted double oven with four ring electric hob and extractor above, fitted breakfast bar, wood effect flooring, feature radiator, door to;



UTILITY ROOM

5'10 x 3'9 (1.78m x 1.14m)

Double glazed window, double glazed door to outside, space for washing machine and tumble dryer, radiator, wood effect flooring, wall mounted central heating boiler.



FIRST FLOOR LANDING

Door and stairs leading to loft room.

BEDROOM 1

10'5 x 9'2 (3.18m x 2.79m)

Double glazed window, radiator, walk in storage cupboard with hanging space and storage space.



BEDROOM 2

6'7 x 4'3 (2.01m x 1.30m)

Double glazed window, radiator.



BATHROOM

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



LOFT ROOM

11'7 x 10'8 part restricted height (3.53m x 3.25m part restricted height)

(currently used as a bedroom) Double glazed Velux style window, eaves storage space.



EXTERNALLY

To the rear of the property there is an enclosed garden area with decking and space for table and chairs.



COUNCIL TAX BAND - B