

Ground Floor



First Floor



**VIEWING RECOMMENDED.** A semi detached property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. In need of some minor updating and comprising; hallway, lounge, dining room, fitted kitchen, utility room, **THREE BEDROOMS** and fitted bathroom. Externally there is garden frontage (with the opportunity of creating a driveway) together with an enclosed rear garden.

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**VIEWING RECOMMENDED.** A semi detached property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. In need of some minor updating and comprising; hallway, lounge, dining room, fitted kitchen, utility room, THREE BEDROOMS and fitted bathroom. Externally there is garden frontage (with the opportunity of creating a driveway) together with an enclosed rear garden.

**ENTRANCE PORCH**

Double glazed windows, double glazed entrance door, tiled flooring.

**HALLWAY**

Stairs to first floor, radiator, wood effect flooring, cloaks hanging space, double glazed door.



**LOUNGE**

13'5 x 10'4 (4.09m x 3.15m)

Double glazed window, radiator, fireplace with stone effect surround and wooden lintels, double doors leading to;



**DINING ROOM**

10'3 x 9'7 (3.12m x 2.92m)

Double glazed window, wood effect flooring, radiator.



**KITCHEN**

9'7 x 9'5 (2.92m x 2.87m)

Fitted with wall and base mounted units with work surfaces over and splash back returns, single drainer sink unit with mixer tap, fitted oven with microwave and five ring gas hob with extractor above, space for washing machine, space for dishwasher, tiled flooring, double glazed window, frosted double glazed door to;



**UTILITY ROOM**

11'3 x 5'7 (3.43m x 1.70m)

Wall and base mounted units with work surfaces over, space for tumble dryer and fridge, frosted double glazed window, two frosted double glazed doors, tiled flooring.



**FIRST FLOOR LANDING**

Double glazed window, wood effect flooring, access to roof void.



**BEDROOM ONE**

13'3 x 9'7 (4.04m x 2.92m)

Double glazed window, radiator, wood effect flooring, airing cupboard with central heating boiler.



**BEDROOM TWO**

10'11 x 10'3 plus door recess (3.33m x 3.12m plus door recess)

Double glazed window, radiator.



**BEDROOM THREE**

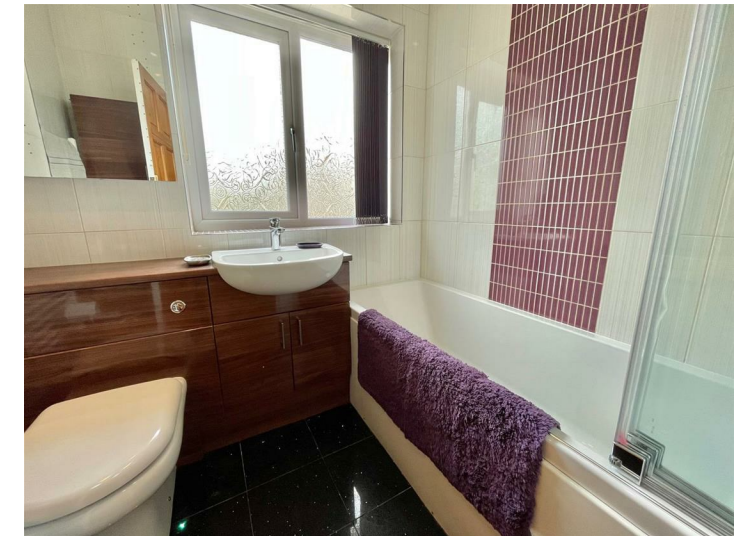
8'11 x 7'2 (2.72m x 2.18m)

Double glazed window, radiator, built in storage cupboard.



**BATHROOM**

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



**EXTERNALLY**

To the front of the house there is a raised garden frontage with gate and steps to the front.

The rear of the property offers an enclosed rear garden, patio area and paved garden with borders.

