

Ground Floor



First Floor



VIEWING ESSENTIAL. A very well presented semi detached property situated within a cul de sac location and benefitting from a superb hallway with vaulted ceiling and feature full height window. Comprising; hallway, living room, fitted breakfast kitchen, WC, **THREE BEDROOMS** and fitted bathroom. Externally there is driveway parking together with a good sized enclosed side garden and a paved garden located to the rear.

MISREPRESENTATION ACT 1967.

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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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ENTRANCE HALLWAY

A superb room with full height feature double glazed window, stairs to first floor, tiled flooring, double glazed entrance door, under stairs storage cupboard, opening onto the kitchen.



DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, radiator, frosted double glazed window, wood effect flooring.

LIVING ROOM

18'7 x 11'3 into bay (5.66m x 3.43m into bay)
Double glazed square bay window, double glazed window and door to outside, two radiators, ceiling coving.



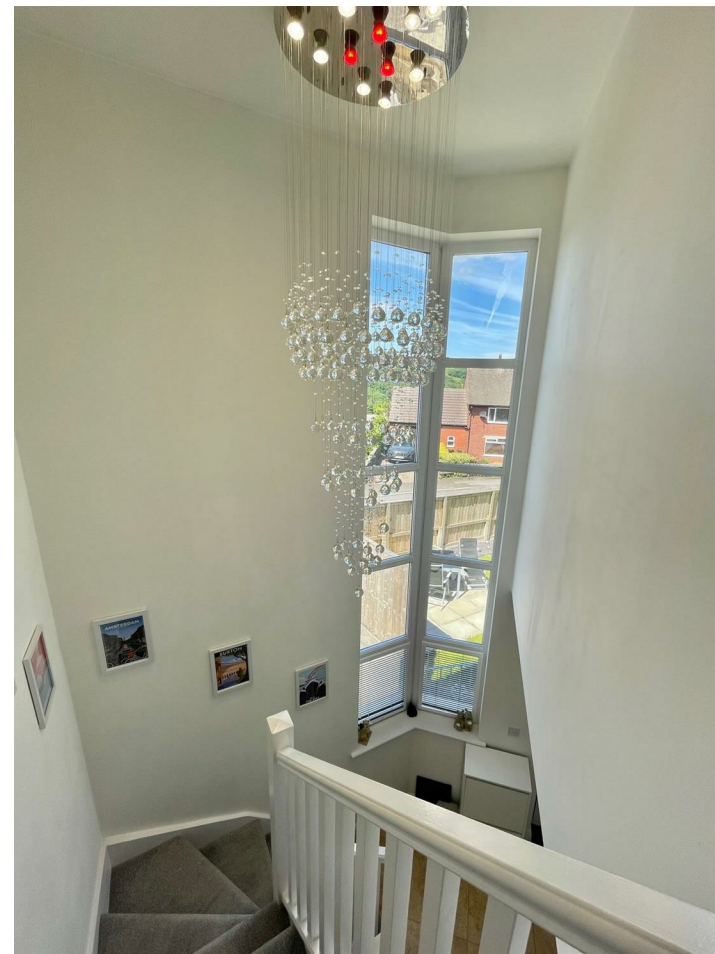
FITTED BREAKFAST KITCHEN

12'3 x 11'6 irregular shape (3.73m x 3.51m irregular shape)
Fitted with a range of wall and base mounted units with granite work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, space for washing machine, fitted breakfast bar, cupboard housing central heating boiler, radiator.



FIRST FLOOR LANDING

Galleried to the ground floor and including the feature double glazed window, access to roof void.



BEDROOM ONE

11'5 x 10'6 (3.48m x 3.20m)
Double glazed window, radiator.



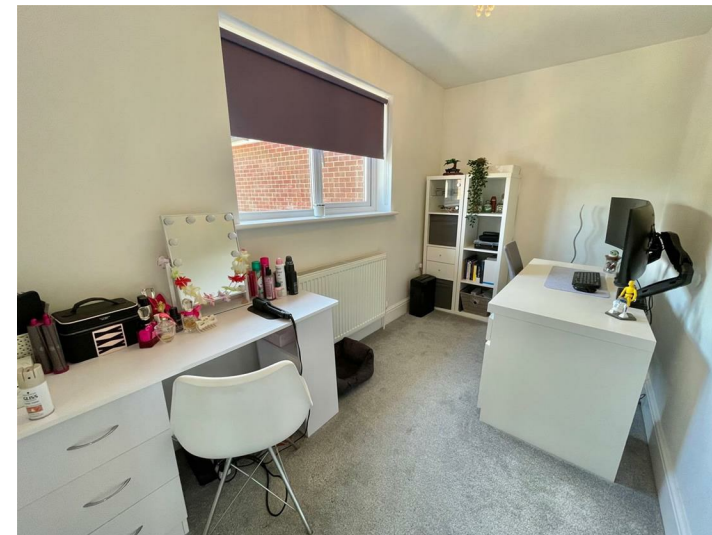
BEDROOM TWO

10'10 x 9'8 (3.30m x 2.95m)
Double glazed window, radiator.



BEDROOM THREE

11'5 x 6'5 (3.48m x 1.96m)
Double glazed window, radiator.



FAMILY BATHROOM

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



EXTERNALLY

To the front of the property there is a driveway providing off the road parking together with gated access to the gardens.

The side garden is of a good size with enclosed boundaries, laid to lawn with border and a seating area. The rear of the house offers an enclosed patio garden with space for shed.



COUNCIL TAX BAND - B