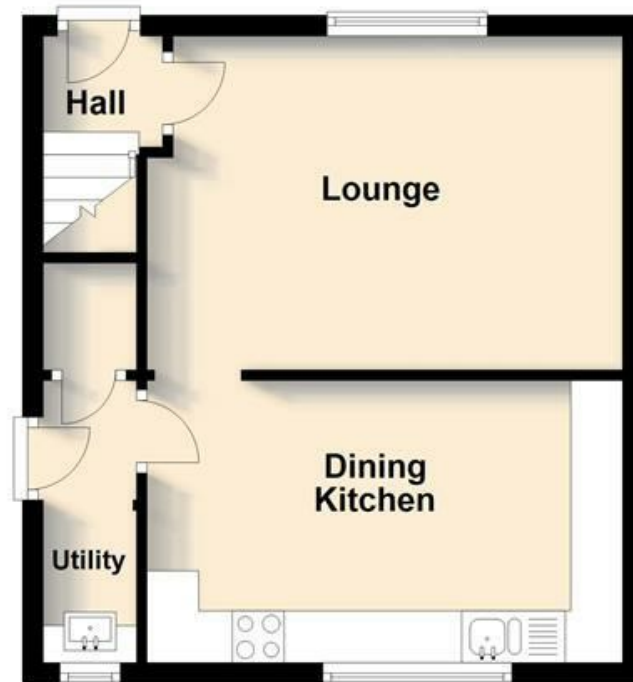


Ground Floor



First Floor



OFFERED FOR SALE WITH NO ONWARD CHAIN. A semi detached property situated within a convenient location. Comprising; hall, lounge, dining kitchen, **THREE BEDROOMS** and fitted bathroom. Externally there is garden frontage (although there is an option to create off road parking subject to consent) together with a part enclosed rear garden. **VIEWING RECOMMENDED.**

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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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A semi detached property situated within a convenient location. Comprising; hall, lounge, dining kitchen, THREE BEDROOMS and fitted bathroom. Externally there is garden frontage (although there is an option to create off road parking subject to consent) together with a part enclosed rear garden. VIEWING RECOMMENDED.

HALLWAY

Double glazed entrance door, radiator, stairs to first floor, wood effect flooring.

LOUNGE

14'3 x 10'7 (4.34m x 3.23m)

Double glazed window, radiator, wood effect flooring, inset fire surround with stone hearth.

DINING KITCHEN

14'5 x 8'11 (4.39m x 2.72m)

Fitted with wall and base units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for fridge/freezer, space for washing machine and electric cooker, double glazed window, wood effect flooring, feature radiator, space for table and chairs



REAR PORCH

Access to utility, under stairs storage cupboard, frosted double glazed door to outside.

UTILITY AREA

Wood effect flooring, work surface with vanity wash hand basin and cupboards beneath, frosted double glazed window.

FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

10'8 x 9'8 (3.25m x 2.95m)

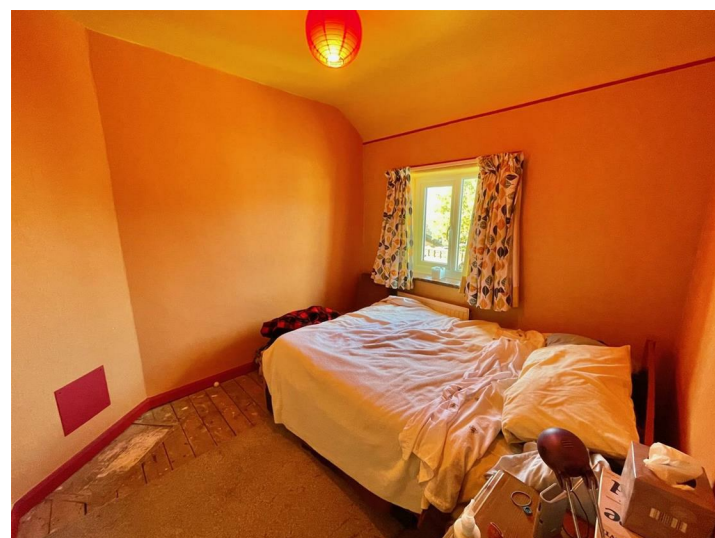
Double glazed window, radiator.



BEDROOM TWO

9'2 x 8'6 (2.79m x 2.59m)

Double glazed window, radiator.



BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, wash

hand basin, frosted double glazed window, part tiled walls, airing cupboard with wall mounted central heating boiler.



EXTERNALLY

To the front of the house there is a garden frontage with paved pathway (there is the option to create off road parking subject to gaining necessary consent).

The rear of the property offers a pleasant garden with two timber sheds, part enclosed boundaries and borders.



COUNCIL TAX BAND - B