



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.

CASH BUYERS ONLY- OFFERED FOR SALE WITH NO ONWARD CHAIN. A stone built end of terrace situated within a popular location and benefitting from spacious accommodation. Comprising; vestibule, living room, fitted kitchen with dining area, **THREE BEDROOMS** and fitted bathroom. Externally there is garden frontage, parking area to the side and a communal rear yard with out house.

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ENTRANCE VESTIBULE

Double glazed entrance door, double glazed window, door to;

LIVING ROOM

15'7" narrowing to 12'6" x 14'11" (4.75m narrowing to 3.81m x 4.55m)

Double glazed window, radiator, under stairs storage cupboard, door and stairs to first floor, door to;



DINING KITCHEN

16'7" x 10'5" (5.05m x 3.18m)

Kitchen - Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, cupboard housing wall mounted central heating boiler, space for washing machine and fridge, double glazed window, double glazed door to outside.



DINING AREA

Double glazed window, radiator, space for table and chairs.



FIRST FLOOR LANDING

Access to roof void, airing cupboard with storage space.

BEDROOM ONE

14'10" x 8'4" (4.52m x 2.54m)

Double glazed window, radiator. Part vaulted ceiling.



BEDROOM TWO

10'7" x 10'7" (3.23m x 3.23m)

Double glazed window, radiator, part vaulted ceiling.



BEDROOM THREE

10'11" x 7'0" (3.33m x 2.13m)

Double glazed window, radiator.



BATHROOM

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



EXTERNALLY

To the front of the property there is a walled garden frontage.

The rear of the house has a communal yard area with storage out house

Please Note; To the side of the house there is a piece of land owned by the property and currently used for parking.



COUNCIL TAX BAND - B