



OPEN VIEWS TO THE REAR!. A well presented semi detached dormer bungalow situated within a convenient location and benefitting from spacious accommodation including; porch, reception hallway, living room, dining room/bedroom three, fitted kitchen, fitted bathroom & TWO FIRST FLOOR BEDROOMS. Outside there are pleasant gardens with an OPEN ASPECT TO THE REAR together with an externally accessed games room and store room.

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 PORCH

9'7 x 3'5 (2.92m x 1.04m)
Two double glazed windows, double glazed entrance door.

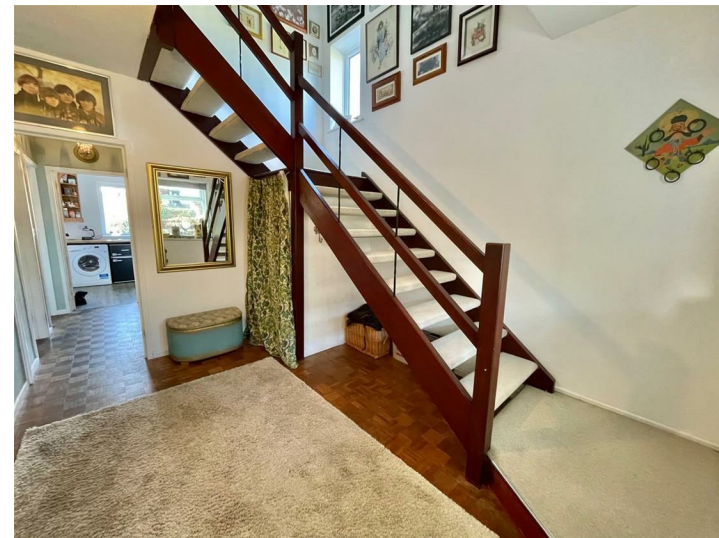
RECEPTION HALLWAY

12'1 x 9'4 (3.68m x 2.84m)
A spacious hallway with frosted door, double glazed window, stairs to first floor, under stairs storage recess, radiator, parquet style flooring.



FITTED KITCHEN

9'4 x 8'10 (2.84m x 2.69m)
Base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, space for washing machine, double glazed window with open views, door leading to side porch.



INNER HALLWAY

Parquet style flooring, ceiling coving.

LIVING ROOM

16'11 x 12'0 (5.16m x 3.66m)
Double glazed window, chimney breast with tiled hearth and inset fire recess, ceiling coving.



DINING ROOM/BEDROOM THREE

12'1 x 11'10 (3.68m x 3.61m)
Double glazed window with open views, radiator.

BATHROOM

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



SIDE PORCH

Double glazed doors to both front and rear, door to;

GARAGE

18'10 x 8'5 (5.74m x 2.57m)
Two double glazed windows, up and over door, electric power and lighting.

FIRST FLOOR LANDING

Double glazed window, storage cupboard.

BEDROOM ONE

17'0 x 12'0 part restricted height (5.18m x 3.66m part restricted height)
Double glazed window, radiator, eaves storage cupboard.



BEDROOM TWO

10'6 x 9'4 (3.20m x 2.84m)
Double glazed window, radiator, access to roof void.



GAMES ROOM

11'10 x 11'10 part restricted head height (3.61m x 3.61m part restricted head height)
Accessed from the rear patio and including double glazed window, radiator, electric power and lighting, door leading to;



STORE ROOM

9'6 x 9'1 restricted height (2.90m x 2.77m restricted height)
With storage space and wall mounted central heating boiler.

EXTERNALLY

To the front of the property there is a driveway providing off road parking and leading to the garage, there is also a low maintenance garden frontage.

The rear of the bungalow offers a delightful garden with patio area, further seating area and a laid to lawn garden with borders and enclosed boundaries. There is also an open aspect to the rear.