



An EXTENDED SEMI-DETACHED property situated within a highly popular location. Comprising; porch, WC, hallway, living room, dining room, fitted kitchen, conservatory, breakfast room, THREE BEDROOMS and fitted bathroom. Externally there are gardens to both front and rear together with an ATTACHED GARAGE and driveway parking. **VIEWING ESSENTIAL.**

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ENTRANCE PORCH

Frosted double glazed entrance door, frosted double glazed window, wood effect flooring.

DOWNSTAIRS WC

Low level WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, heated towel rail.

HALLWAY

Stairs to first floor, frosted internal windows and sliding doors leading to;



LIVING ROOM

12'4 x 10'6 (3.76m x 3.20m)
Double glazed window, two wall light points, fireplace with marble effect surround and living flame gas fire, dado rail, radiator, opening onto;



DINING ROOM

12'4 x 10'0 (3.76m x 3.05m)
Double glazed window and double glazed door leading to conservatory, dado rail, radiator, ceiling coving.



FITTED KITCHEN

11'11 x 7'1 (3.63m x 2.16m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for range style cooker with extractor above, double glazed window, radiator, tiled flooring.



BREAKFAST ROOM

11'0 x 7'0 (3.35m x 2.13m)
Double glazed window, double glazed door to outside, tiled flooring, radiator, space for washing machine and freezer.



CONSERVATORY

16'11 x 5'9 (5.16m x 1.75m)
Double glazed windows overlooking rear garden, double glazed door to outside, two radiators, wood effect flooring.



FIRST FLOOR LANDING

Frosted double glazed window, access to roof void, airing cupboard with wall mounted central heating boiler.

BEDROOM ONE

13'9 x 10'0 (4.19m x 3.05m)
Double glazed window, radiator.



BEDROOM TWO

10'0 x 9'11 (3.05m x 3.02m)
Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

9'10 x 7'0 (3.00m x 2.13m)
Double glazed window, radiator.

BATHROOM

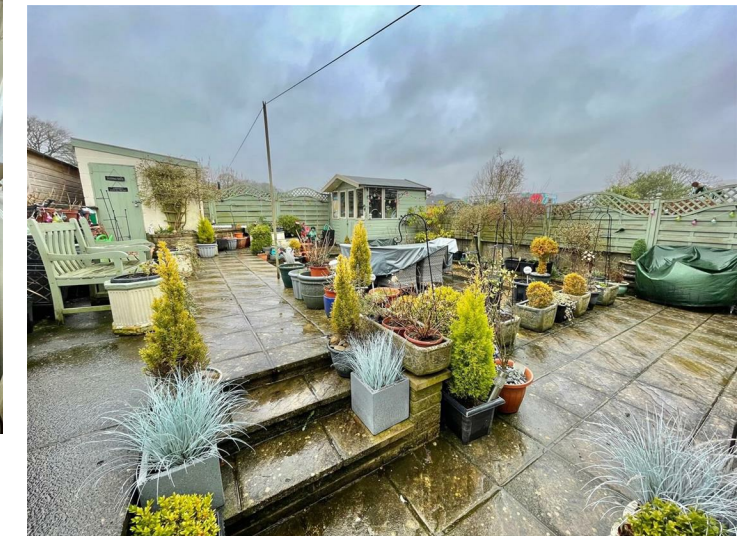
Panelled bath, low level WC, pedestal wash hand basin, tiled walls, radiator, frosted double glazed window.



EXTERNALLY

To the front of the house there is a low maintenance garden with patio area and raised borders, gated access to the side leading to the rear.

The rear garden is enclosed with patio and seating areas, borders, an outhouse with double glazed window providing storage together with a timber shed.



ATTACHED GARAGE

17'0 x 7'9 (5.18m x 2.36m)
Up and over door, frosted double glazed window, electric power and lighting.