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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A unique opportunity to acquire this substantial period semi detached property currently comprising of two spacious apartments although offers superb scope to create a good sized family home. Externally there is ample off road parking together with a garden frontage and walkway leading to a the lower ground floor garage/workshop and full cellars with scope for conversion. **VIEWING ESSENTIAL.**

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### APARTMENT ONE - HALLWAY

Frosted entrance door, plate rack, radiator, under stairs storage cupboard.

### LIVING ROOM

12'10 x 12'5 (3.91m x 3.78m)

Two sash windows, fitted storage cupboard, plate rack, fireplace with tiled surround, electric fire, radiator.

### INNER HALLWAY

Sash window, door to outside.

### KITCHEN

8'7 x 8'5 (2.62m x 2.57m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, fitted double oven with four ring gas hob and extractor above, space for washing machine and fridge, wall mounted central heating boiler, glazed window.

### STORAGE ROOM

5'0 x 3'0 (1.52m x 0.91m)

Frosted sash window and shelving.

### BEDROOM ONE

12'5 x 10'8 (3.78m x 3.25m)

Two sash windows, radiator.



### BEDROOM TWO

11'10 x 11'9 (3.61m x 3.58m)

Three sash windows, radiator, picture rail, fireplace with wooden surround and electric fire



### BEDROOM THREE

13'8 x 8'2 (4.17m x 2.49m)

Glazed window, frosted sash window, radiator.

### STUDY

5'10 x 4'3 (1.78m x 1.30m)

With shelving (could potentially be converted to create an en-suite).

### BATHROOM

Panelled bath with shower fittings over, radiator, frosted sash window, tiled flooring, part tiled walls.



### APARTMENT TWO ENTRANCE

Ground floor entrance with stairs leading to first floor

### APARTMENT TWO - LANDING

A spacious landing with sash window, radiator, cloaks cupboard and storage cupboard, access to roof void.

### LIVING ROOM

17'3 x 10'9 (5.26m x 3.28m)

Sash window, two radiators, stairs to second floor, fireplace with living flame gas fire, picture rail, archway leading to;



### DINING ROOM

12'10 x 10'9 (3.91m x 3.28m)

Sash window, radiator, picture rail, door to;



### KITCHEN

12'10 x 7'0 (3.91m x 2.13m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, fitted double oven with four ring electric hob and extractor above, fitted freezer, fitted dishwasher, single drainer sink unit with mixer tap, double glazed window.

### UTILITY

Sash window, space for washing machine, wall mounted central heating boiler.

### BEDROOM TWO

13'7 x 8'7 into robes (4.14m x 2.62m into robes)

Fitted wardrobes, sash window, radiator, fitted vanity unit.

### BATHROOM

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

### SECOND FLOOR LANDING

Access to the master bedroom.

### MASTER BEDROOM

19'1 x 10'10 narrowing to 7'1 (5.82m x 3.30m narrowing to 2.16m)

Double glazed window, fitted wardrobes, fitted vanity unit, two radiators, access to roof void, door to;

### EN-SUITE

Corner shower cubicle with shower fittings over, low level WC, vanity wash hand basin, two frosted double glazed sash windows, heated towel rail.



### GARAGE/WORKSHOP

16'9 x 11'10 (5.11m x 3.61m)

Up and over door and doorway allowing access to cellar rooms.

### EXTENSIVE CELLARS

There are full cellars with ample head height;

Room One - 14'9 x 7'3

Room Two - 13'9 x 8'2

Room Three - 14'11 x 11'9

Room Four - 10'9 x 4'3

Room Five - 11'10 x 5'0

Room Six - 11'2 x 5'11

External Store - 11'3 x 3'0

### EXTERNALLY

To the front of the property there is a large driveway providing ample off road parking together with mature plantings and access to the rear garage/workshop.