

EARLY VIEWING IS ESSENTIAL. A very well presented stone built end of terrace situated within a convenient location and benefitting from DRIVEWAY PARKING TO THE SIDE. Comprising; hallway, lounge, dining room, fitted kitchen, THREE DOUBLE BEDROOMS (master with en-suite) and spacious family bathroom (there is potential to create a fourth bedroom by splitting bedroom two if required). Externally there is garden frontage together with a driveway providing off road parking and a rear yard.

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ENTRANCE HALLWAY

Frosted double glazed entrance door, radiator, ceiling coving, stairs to first floor, stripped wood flooring.

LOUNGE

13'10 x 11'5 into bay (4.22m x 3.48m into bay)
Double glazed bay window, double glazed window, fireplace with wooden surround, tiled hearth and back with electric fire, stripped wood flooring, two radiators, picture rail, ceiling coving.



DINING ROOM

12'1 x 12'0 (3.68m x 3.66m)
Two double glazed windows, open brick chimney breast with inset cast iron stove, wood effect flooring with under floor heating, opening onto;



FITTED KITCHEN

9'4 x 8'9 (2.84m x 2.67m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, cupboard front with space for washing machine, fitted fridge, cupboard

housing wall mounted central heating boiler, wood effect flooring with under floor heating, frosted double glazed door to outside, double glazed window.



CELLAR ROOM

14'5 x 10'11 (4.39m x 3.33m)
A good sized single chamber with power and lighting, meters.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM TWO

14'8 x 11'2 (4.47m x 3.40m)
(this room could easily be split to create two bedrooms - 1 single, 1 double). Two double glazed windows, radiator.



BEDROOM THREE

12'5 x 8'10 (3.78m x 2.69m)
Double glazed window, radiator.



FAMILY BATHROOM

8'9 x 8'4 (2.67m x 2.54m)
Panelled bath with centre tap, low level WC, vanity wash hand basin, walk in double shower cubicle with shower drencher style shower fittings over, heated towel rail, double glazed Velux style window and frosted double glazed window.



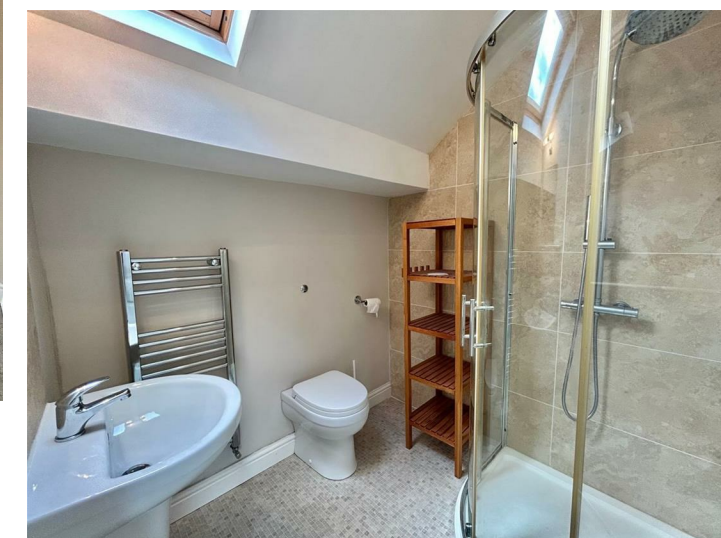
SECOND FLOOR BEDROOM ONE

18'7 x 14'7 part restricted height (5.66m x 4.45m part restricted height)
Three double glazed Velux style windows, radiator, eaves storage cupboard, access to roof void and door to;



EN-SUITE

Corner shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin, part tiled walls, double glazed Velux style window, heated towel rail.



EXTERNALLY

To the front of the house there is a driveway providing ample off road parking and leading to the rear, there is also garden frontage.

The the rear of the property there is a patio seating area together with a further yard.

