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MISREPRESENTATION ACT 1967.

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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.

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**ENTRANCE HALLWAY**

Double glazed entrance door, wood effect flooring radiator, cloaks hanging space and stairs to first floor.

**LIVING ROOM**

14'7 x 12'2 narrowing to 9'1 (4.45m x 3.71m narrowing to 2.77m)  
Two double glazed windows, cast iron stove with marble effect hearth, two radiators, under stairs storage cupboard.



**FITTED BREAKFAST KITCHEN**

12'2 x 11'9 (3.71m x 3.58m)  
Fitted with wall and base mounted units with work surfaces over, island unit with fitted dishwasher and fitted washing machine, single drainer sink unit with mixer taps, fitted fridge/freezer, fitted oven with microwave oven above, fitted induction hob with extractor above, radiator, double glazed window, tile effect flooring, concealed plug tower, opening onto;

**DINING ROOM**

10'8 x 7'1 (3.25m x 2.16m)  
Double glazed windows, double glazed door to outside, radiator, tile effect flooring.



**FIRST FLOOR LANDING**

Double glazed window, radiator, stairs to second floor.

**BEDROOM TWO**

12'3 x 11'1 (3.73m x 3.38m)  
Double glazed window, radiator.



**BEDROOM THREE**

9'11 x 6'0 (3.02m x 1.83m)  
Double glazed window, radiator.



**FAMILY BATHROOM**

Panelled Jacuzzi style bath with centre tap and hand held shower fittings, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, tiled flooring, heated towel rail.



**SECOND FLOOR LANDING**

Airing cupboard with hot water cylinder and central heating boiler.

**MATER BEDROOM SUITE**

**BEDROOM ONE**

15'10 x 9'1 (4.83m x 2.77m)  
Two double glazed windows, two radiators, fitted storage cupboard, opening onto;



**DRESSING ROOM**

10'8 x 6'1 into robes (3.25m x 1.85m into robes)  
Fitted wardrobes with hanging and storage space, radiator, double glazed window, door leading to;



**EN-SUITE**

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



**EXTERNALLY**

To the front of the house there is a garden frontage with enclosed surround together with a driveway providing off road parking and allowing access to the garage.

The rear of the property has an enclosed low maintenance garden with border and gated access to the driveway.



**GARAGE**

Up and over door, double glazed courtesy door to the side, electric power and lighting.