



A bay fronted semi-detached property situated within a popular location and **IN NEED OF COMPLETE MODERNISATION**. Comprising; hall, lounge, kitchen, pantry, WC, store room, **THREE BEDROOMS** and bathroom. Externally there are gardens to both front and rear. **VIEWING ESSENTIAL.**

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A bay fronted semi-detached property situated within a popular location and IN NEED OF COMPLETE MODERNISATION. Comprising; hall, lounge, kitchen, pantry, WC, store room, THREE BEDROOMS and bathroom. Externally there gardens to both front and rear. EARLY VIEWING ESSENTIAL.

ENTRANCE HALL

Frosted double glazed entrance door, stairs to first floor.

LOUNGE

13'10 x 13'5 into bay (4.22m x 4.09m into bay)
Double glazed bay window with roof top views, fireplace with wooden surround, tiled hearth and back with gas fire, picture rail.



KITCHEN

11'7 x 8'6 (3.53m x 2.59m)
Double glazed window, Belfast style sink unit, space for gas cooker, space for washing machine, built in storage cupboards.



PANTRY

Frosted window, shelving and meters.

STORE ROOM

Previously used as a coal store.

REAR PORCH

Frosted double glazed door to outside, door to;

DOWNSTAIRS WC

Low level WC, frosted window

FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

11'5 x 9'10 (3.48m x 3.00m)
Double glazed window with roof top views, tiled fireplace, picture rail.



BEDROOM TWO

9'10 x 8'4 (3.00m x 2.54m)
Glazed window, tiled fireplace, picture rail.



BEDROOM THREE

8'2 x 6'8 (2.49m x 2.03m)
Double glazed window.



BATHROOM

Freestanding cast iron claw foot bath, wash hand basin, airing cupboard with hot water cylinder, frosted double glazed window, heated towel rail.



EXTERNALLY

The property is approached via steps leading to the front of the house with side access to the rear. There is a garden frontage with borders and partial hedgerow surround.

The rear of the house offers an enclosed garden, laid to lawn with borders and enjoys an open aspect to the rear across surrounding farmland.