Wright Marshall — Estate Agents —

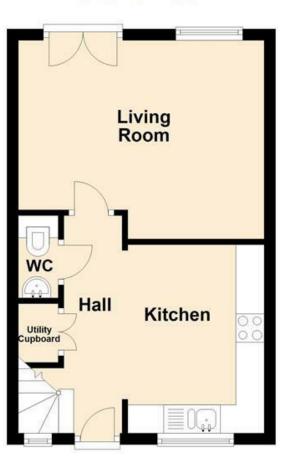
9 MAYFIELD DRIVE, DOVE HOLES SK17 8FT OFFERS IN THE REGION OF £220,000



VIEWING IS ESSENTIAL. A semi detached property situated within a modern development. VERY WELL PRESENTED and comprising: hallway opening onto a fitted kitchen, living room with French doors opening onto the garden, WC, fitted bathroom with separate shower and TWO BEDROOMS. Externally there is DRIVEWAY parking together with garden frontage and an ENCLOSED REAR GARDEN.

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Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 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 HALL

Double glazed entrance door, double glazed window, stairs to first floor, under stairs utility cupboard with space for tumble dryer, opening onto;



DOWNSTAIRS WC

Enclosed cistern WC, wash hand basin, tiled flooring, radiator.

FITTED KITCHEN

12'2 x 7'6 (3.71m x 2.29m)

Fitted with a range of wall and base mounted units with quartz work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, fitted dishwasher, larder cupboard, tiled flooring, space for American style fridge/freezer, radiator, tiled flooring and double glazed window.



LIVING ROOM

14'3 x 11'6 maximum (4.34m x 3.51m maximum) Double glazed window, double glazed French doors to garden, radiator, tiled flooring.





FIRST FLOOR LANDING

With access to all first floor rooms.

BEDROOM ONE

14'1 x 9'0 (4.29m x 2.74m)

Two double glazed windows, radiator, fitted wardrobes with hanging and storage space.



BEDROOM TWO

narrowing to 3.18m x 2.36m plus door recess) Two double glazed windows, radiator, built in storage

cupboard.



EXTERNALLY

14'2 narrowing to 10'5 x 7'9 plus door recess (4.32m To the front of the house there is driveway parking for two cars together with garden frontage, laid to lawn with gravelled area and gated access to the rear.

> The rear garden offers a large patio leading to the main garden, laid to lawn with enclosed boundaries.





FITTED BATHROOM

Panelled bath, wash hand basin, separate shower cubicle with shower fittings over, heated towel rail, frosted double glazed window, tiled walls, wood effect flooring.

