



- Traditional red brick semi detached.
- Three double bedrooms.

- Two reception rooms.
- Kitchen / Breakfast room.

- Large private garden.
- Off road parking for two cars.

ENTRANCE

Via door.

ENTRANCE HALL

Wall mounted radiator. Stairs to first floor with understair cupboard. Door to lounge, diner and kitchen.

LOUNGE/DINER 14'4" X 11'6" (4.37m X 3.51m)

Sash bay window to front aspect. Wooden flooring. Wall mounted radiator. Feature fireplace with surround.

DINING ROOM 13'2" X 10'2" (4.01m X 3.10m)

Sash window to rear aspect. Wooden flooring. Wall mounted radiator. Feature fireplace with surround,

KITCHEN/BREAKFAST ROOM 19'5" X 7'4" (5.92m X 2.24m)

UPVC sash style double glazed window to rear aspect. Sash window to side aspect. Tiled flooring. Range of eye level and base storage units with roll edge wooden worksurfaces. Electric cooker point. Plumbing for washing machine and space for dishwasher with further appliance space. UPVC stable door to rear.

FIRST FLOOR

LANDING

Wall mounted radiator. Stairs to second floor. Doors to bedrooms 2 and 3 and bathroom. Study space.

BEDROOM TWO 13'2" X 10'9" (4.01m X 3.28m)

Sash window to rear aspect. Wall mounted radiator. Wooden feature fireplace. Storage cupboard housing boiler.

BEDROOM THREE 11'8" X 10'4" (3.56m X 3.15m)

Sash window to front aspect. Wall mounted radiator. Built in wardrobes. Feature fireplace.

BATHROOM

UPVC sash style window to rear aspect. Chrome towel rail. Suite including panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls.

SECOND FLOOR

BEDROOM ONE 14'4" X 12'7" (4.37m X 3.84m)

UPVC sash style window. Wall mounted radiator. Ample eaves storage.

OUTSIDE

FRONT OF PROPERTY

Bloc paving off road parking,

REAR OF PROPERTY

Mainly laid to lawn with patio area. Shed.

TENURE

Freehold

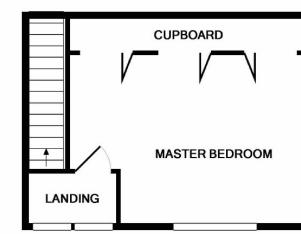
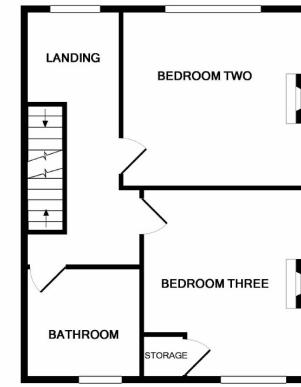
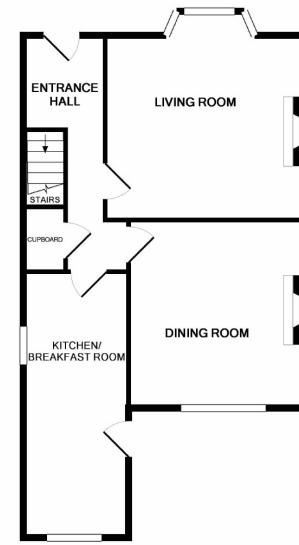
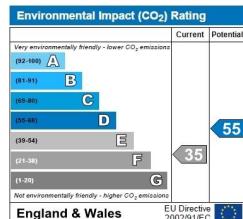
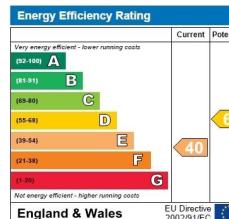
DATE OF PARTICULARS 9/11/17

Draft particulars to be verified by vendor.

AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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