



- 1930s
- Semi Detached

Entrance Hall

Via wooden double glazed door. Stairs to first floor and storage cupboard. Radiator. Door to lounge/diner.

Cloakroom

Low level WC, tiled flooring.

Lounge 12'11" x 11'1" (3.94m x 3.38m)

Upvc double glazed bay window to front aspect. Feature brick fireplace with electric fire and radiator. TV aerial point and telephone point. Laminate style flooring.

Dining Room 11'5" x 11'1" (3.48m x 3.38m)

Upvc double glazed window to rear aspect. Feature brick fireplace, radiator. Laminate style flooring.

Kitchen 7'3" x 6'8" (2.21m x 2.03m)

Upvc double glazed window to rear aspect. A range of wall and base mounted storage units with work surfaces. Stainless steel single drainer sink unit with mixer tap. Gas hob, electric oven and extractor hood, further appliance space. Wall mounted combination boiler. Door to utility.

Utility

Upvc double glazed window to rear aspect. Single glazed patio doors to rear aspect. Base mounted storage unit with work surface, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine with further appliance space. Radiator and tiling to floor. Door to garage and cloakroom.

First Floor Landing

Upvc double glazed window to side aspect. Access to loft space. Doors to first floor rooms.

Bedroom One 13'3" x 10'3" (4.04m x 3.12m)

Upvc double glazed bay window to front aspect. Built in wardrobes, radiator.

Bedroom Two 11'6" x 10'2" (3.51m x 3.10m)

Upvc double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Three 7'2" x 6'8" (2.18m x 2.03m)

Upvc double glazed window to front aspect. Radiator.

Bathroom

Upvc double glazed window to rear aspect. Suite comprising panelled bath with shower over, tiling to shower cubicle, pedestal wash hand basin with mixer tap, low level WC. Extractor fan and radiator.

To Front

Enclosed by brick walling. Off road vehicle parking.

To Rear

- Three Bedrooms
- Lounge

Enclosed by brick walling. Patio area with shrub borders.

Garage

Single garage with up and over door, having power and lighting.

Date Created 4.6.18

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

- Utility/ Cloakroom
- Kitchen

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.

Energy Performance Certificate

A copy of the energy performance certificate is available upon request.

