



 **3**
Bedrooms

 **2**
Bathrooms





LOVELY WELL-PRESENTED FAMILY THREE BEDROOM TERRACED WITH GARAGE AND ATTRACTIVE GARDEN TO THE REAR.

Trading Places are pleased to have on the market this generous size accommodation. Briefly comprising: Entrance hall, Lounge/Diner with double patio doors and fitted kitchen. To the first floor there are three bedrooms and a family bathroom.

Externally: Garage to the front and a well-maintained family garden to the rear which is mainly laid to lawn with separate patio are.

Entrance Hall 1.8m x 3.8m

Alarm Control, staircase to the first floor with understairs storage. Door to WC..

Ground floor WC: Low level WC and wash hand basin. Part tiled to compliment. Double glazed window.

Lounge/Diner 8.6m x 5.4m

Double glazed patio doors to the rear elevation. Feature ceiling coving and dado rail. TV Point. Gas fire. Laminate floor.

Kitchen 2.5m x 2.7m

Double glazed window to rear. Fitted with a range of wall and base units with contrasting worktops and tiled splashback, incorporating a single drainer sink unit with mixer tap. Four ring gas hob with oven below and extractor fan above. Plumbed for washing machine and space for free standing fridge freezer. TV Point. Laminate floor.

Landing - Access to all first-floor rooms

Bedroom One 3.6m x 3.7m

Double glazed window.

Bedroom Two 2.7m x 3.7m

Double glazed window.

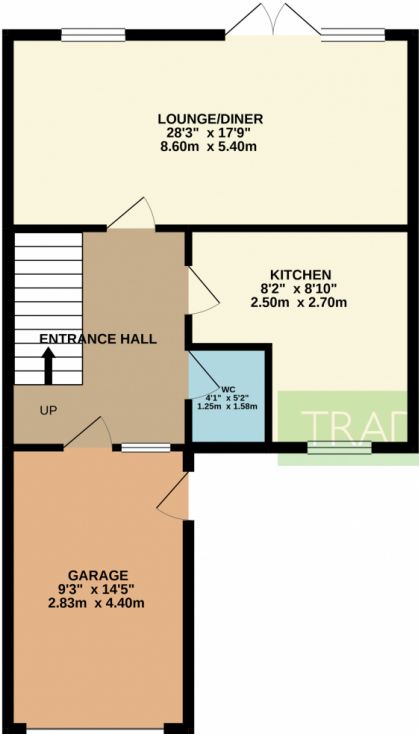
Bedroom Three 2.3m x 2.2m

Double glazed window. Loft access.

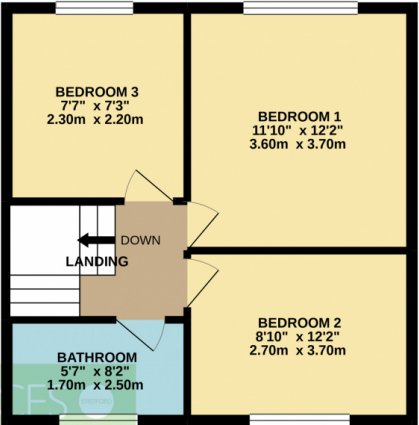
Bathroom 1.7m x 2.5m

Double glazed window. White bathroom suite comprising: - panel bath, pedestal wash hand basin and WC. Tiled to compliment.

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should 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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