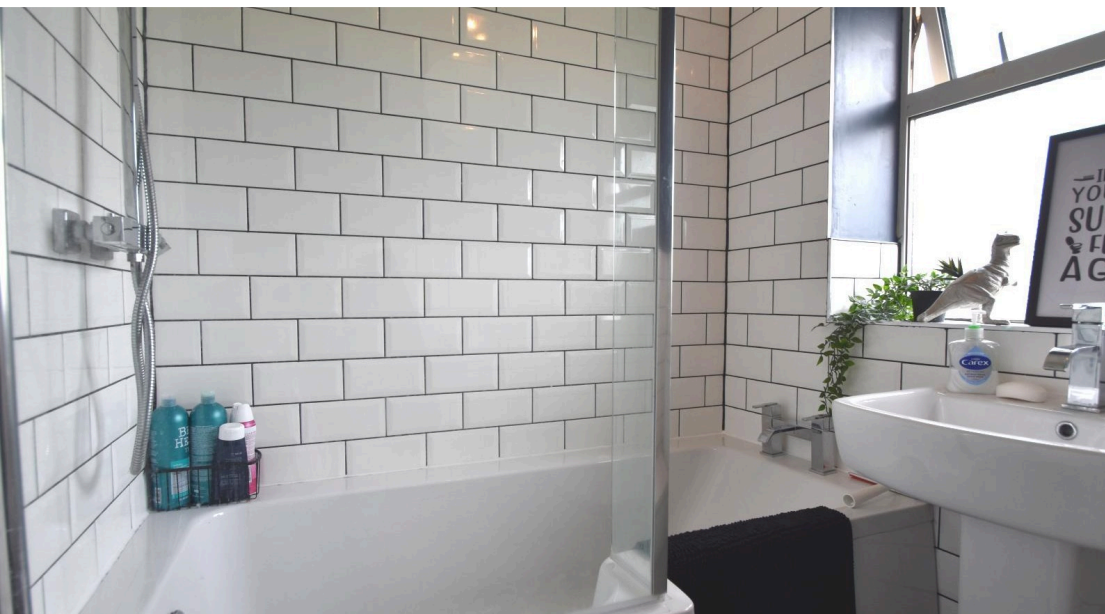




 2
Bedrooms

 1
Bathroom



A TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, SCHOOLS AND TRANSPORT SERVICES. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN, SIDE ENTRANCE LOBBY/UTILITY. OFFICE THAT COULD BE USED AS A SINGLE BEDROOM IF REQUIRED. TWO DOUBLE BEDROOMS TO THE FIRST FLOOR AND BATHROOM/W.C. IN ADDITION THE PROPERTY HAS GAS FIRED CENTRAL HEATING WITH COMBINATION BOILER. PVCU DOUBLE GLAZING, RE-FITTED KITCHEN WITH BUILT IN OVEN, HOB AND EXTRACTOR, WHITE BATHROOM SUITE PLUS SHOWER TO BATH. OUTSIDE DRIVEWAY PROVIDES OFF ROAD PARKING WITH ESTABLISHED LAWNED GARDENS TO BOTH FRONT AND REAR. EARLY VIEWING RECOMMENDED

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Living Room 19' 4" x 9' 4" (232" x 112")

Large living room/ Dining room with gas fire to decorative surround. PVCu double glazed window, central heating radiator, t.v. point. Double glazed French style sliding patio doors to rear garden.

Kitchen 9' 9" x 7' 8" (117" x 92")

fitted with a modern range of base and wall mounted units, roll edge work surfaces incorporating four ring gas hob with extractor hood over and built in electric oven. Inset single bowl single drainer stainless steel sink with mixer tap, tiled to the work surfaces with PVCu double glazed window, door to pantry, door to lounge and door to utility room.

Utility room 5' 7" x 5' 7" (67" x 67")

With space for washing machine and tumble drier this is the epitome of a utility room as you can use it in many different ways. With double glazed door to the front

Office/ bedroom 3 8' 3" x 5' 7" (99" x 67")

With double glazed window to the rear this room could be used for a number of purposes including, if required, as a single bedroom,

Bathroom 6' 4" x 5' 2" (76" x 62")

Complete with new three piece white suite, comprising rectangular panelled bath with electric shower and side screen. Pedestal wash hand basin, low flush w.c. Being part tiled to the walls with double glazed window, central heating radiator.

Master Bedroom 14' 2" x 9' 9" (170" x 117")

Double bedroom with large double glazed window and centrally heated radiator. Useful cupboard over the stairs

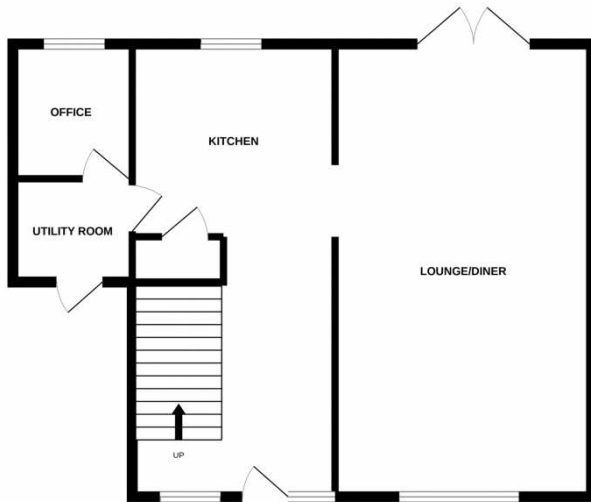
Bedroom 2 10' 7" x 9' 9" (127" x 117")

Double bedroom with double glazed window and centrally heated radiator positioned to the rear of the property.

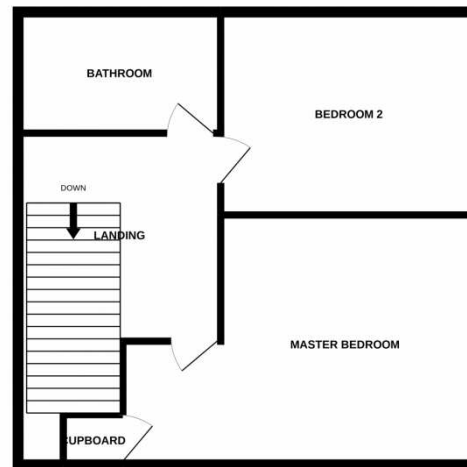
External

Externally to the front there is off street, on drive, parking for two cars and an established garden to the rear with a patio and large decking area

GROUND FLOOR



1ST FLOOR



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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