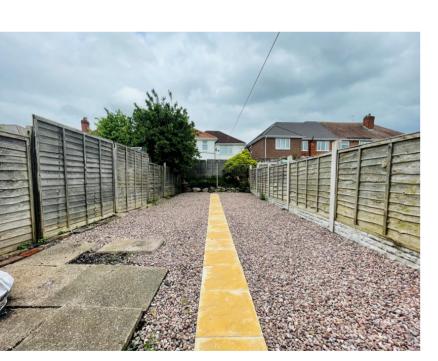




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through and a new boiler which was only fitted a couple of years ago.

To appreciate what this property has to offer a viewing is highly recommended.



Ground Floor

Reception Room

10' 09" x 11' 08" (3.28m x 3.56m) Leading from the front door consists of carpet flooring, central lighting point, radiator, property meter cupboard and door leading to family lounge.

Family Lounge

10' 05" \times 12' 05" (3.17m \times 3.78m) Having a double glazed window to rear elevation, carpet flooring, celling light point and doors leading to first floor and kitchen.

Kitchen

 $5'\ 00''\ x\ 9'\ 07''\ (1.52m\ x\ 2.92m)$ Equipped with a range of wall and base units, plumbing for washing machine/dishwasher, double glazed window to side elevation and gas cooker connections.

First Floor

Bedroom One

10' 09" x 14' 04" (3.28m x 4.37m) Having a double glazed window to rear elevation, carpet flooring, ceiling light point and radiator

Bedroom Two

8' 05" x 10' 09" (2.57m x 3.28m) Having a double glazed window to front elevation, carpet flooring, ceiling light point and radiator

Bathroom

4' 09" x 7' 09" (1.45m x 2.36m) Consists of double glazed privacy window to rear elevation, low level W/C, wash hand basin and bath with mixer taps.

Outside

Rear Garden

With door from the kitchen leads into the patio area along with gate at the rear leading into shared walkway.