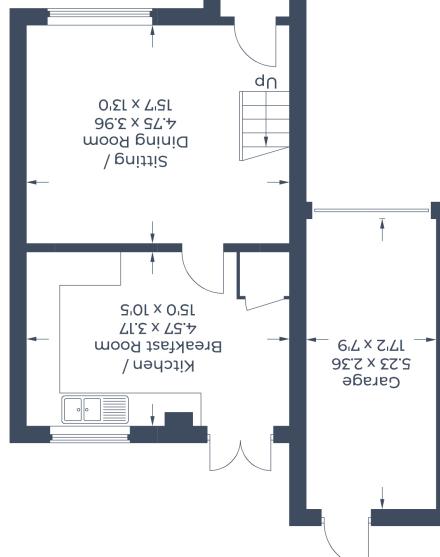
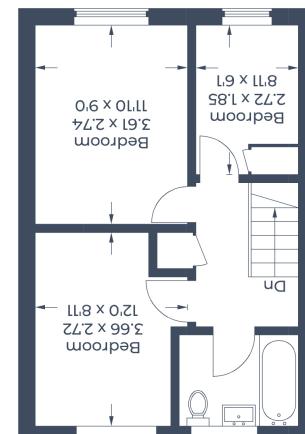


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measures are approximate, not to scale.

Illustration for identification purposes only.

### FIRST FLOOR



Total = 83.5 sq m / 898 sq ft

Garage = 12.5 sq m / 134 sq ft

First Floor = 34.4 sq m / 370 sq ft

Ground Floor = 36.6 sq m / 394 sq ft

Approximate Gross Internal Area



- WELL PRESENTED THREE BEDROOM SEMI
- REFITTED FAMILY BATHROOM
- Spacious Kitchen diner
- Close to Primary school and facilities
- Internal inspection recommended

- PVC Double Glazed throughout and gas radiator central heating
- Driveway and Single Garage to side of property
- Quiet and Popular cul-de-sac Location
- Ideal home for first time buyers or young family



#### Ground Floor

Door to

#### Entrance Hall

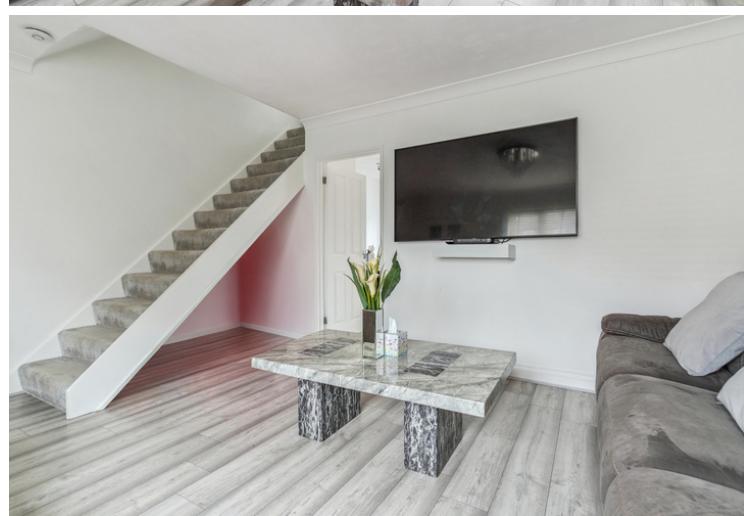
coved ceiling, laminate wood flooring, half glazed door leading to

#### Lounge

4.59m x 4.00m (15' 1" x 13' 1") Double glazed window to the front aspect, stairs to the First Floor Landing, radiator, laminate wood flooring, coved ceiling, TV point, smoke detector.

#### Kitchen Dining Room

4.59m x 3.16m (15' 1" x 10' 4") Double glazed window to rear aspect and double glazed French doors leading out to rear garden. A range of base and eye level cupboards with drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated double oven, gas hob and extractor, plumbing for dishwasher and automatic washing machine, space for fridge freezer, tiled floor, under stairs storage cupboard, radiator, inset ceiling speakers.



#### First Floor

#### Landing

Coved ceiling, access to loft space which houses central heating boiler, built in shelved storage cupboard.

#### Bedroom One

3.59m x 2.71m (11' 9" x 8' 11") Double glazed window to the front aspect, coved ceiling, radiator.

#### Bedroom Two

3.62m x 2.43m (11' 11" x 8') Double glazed window to the rear aspect, coved ceiling, radiator.

#### Bedroom Three

2.03m x 1.84m (6' 8" x 6') (minimum) Double glazed window to the front aspect, coved ceiling, built in storage cupboard, radiator.



#### 



#### Bathroom

Double glazed window to rear aspect. Refitted white suite comprising of low level WC, Vanity wash hand basin with storage drawers under, jacuzzi bath with shower over, heated towel rail, fully tiled walls and tiled floor.

#### Outside

The front garden is block paved and there is a drive alongside leading to the Garage. The rear garden is fully enclosed, laid mainly to lawn with a patio area and personal door to the Garage

#### Garage

Single brick built garage with up and over door, personal door to the rear garden. Approached via tarmac driveway.

