



Rosedale
PROPERTY AGENTS

'Making your move easier'

Whitsed Street PE1 5ED

£195,000

LIVING ROOM

10' 9" (max) x 11' 9" (3.28m x 3.58m) (approx)
 Door to front, window to front and radiator.

INNER HALL

Cupboard.

DINING ROOM

10' 9" (max) x 12' 2" (not including cupboard)
 (3.28m x 3.71m) (approx) Window to rear,
 cupboard, radiator and stairs to first floor.

KITCHEN

8' 7" x 7' 0" (2.62m x 2.13m) (approx) Fitted with
 base units with work surfaces over, space for
 freestanding fridge / freezer, sink with mixer tap
 and space for undercounter washing machine.
 Door to side, window to side and radiator.

SHOWER ROOM

5' 2" x 7' 0" (1.57m x 2.13m) (approx) Fitted with
 a three piece suite comprising low level W/C,
 wash hand basin and shower cubicle. Window
 to rear.

FIRST FLOOR

BEDROOM ONE

11' 0" x 11' 9" (3.35m x 3.58m) (approx) Window
 to rear and radiator.

BEDROOM TWO

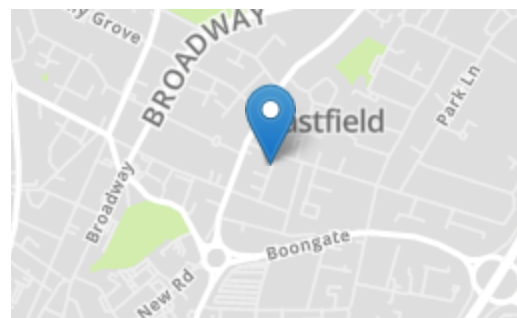
11' 0" (max) x 12' 0" (3.35m x 3.66m) (approx)
 Window to front, wall mounted boiler and
 radiator.

BEDROOM THREE

7' 0" x 8' 9" (2.13m x 2.67m) (approx) Window to
 rear and radiator.

AGENT NOTES

The floorplan is for illustrative purposes only.
 Fixtures and fittings do not represent the current
 state of the property. Not to scale and is meant
 as a guide only.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) A	
(81-91) B	86
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	