







### **ENTRANCE LOBBY**

Door to side, laminate floor, radiator.

# **SHOWER ROOM**

Shower cubicle with electric shower, double glazed frosted window to side, hand wash basin, WC, radiator.

# **BEDROOM TWO**

2.72m x 2.32m (8' 11" x 7' 7") Double glazed windows to front and side, radiator.

### LOUNGE

 $3.05m \times 4.34m$  (10' 0"  $\times$  14' 3") Double glazed window to front, gas fire with feature fireplace, radiator.

#### **BEDROOM ONE**

 $3.05m \times 3.67m (10' 0" \times 12' 0")$  Double glazed window to rear, radiator.

# KITCHEN/DINER

2.72m x 5.29m (8' 11" x 17' 4") Fitted with a range of wall, base and drawer storage area, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, fitted oven and hob with extractor fan above. Breakfast bar area with double glazed window to rear and side.

## OUTSIDE

Off road parking, rear garden and garage.

### **GARAGE**

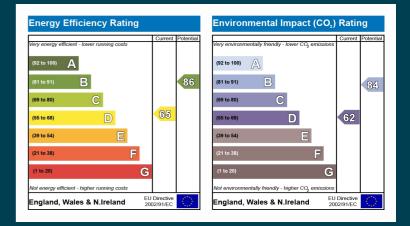
2.48m x 4.84m (8' 2" x 15' 11")

### **AGENTS NOTES**

Boiler located in loft.











OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ 01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.