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Viewing by appointment only

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A traditional 'Janes' built semi-detached house with a double storey extension providing versatile living accommodation. In need of modernising and updating with a substantial rear garden within excellent school catchments.

### Ground Floor

#### Entrance Porch

Double glazed UPVC entrance door to front, tiled flooring.

#### Entrance Hall

Radiator, fitted carpet, under stairs cupboard, stairs rising to first floor, Dimplex heater, double glazed window to side.

#### Cloakroom

A suite comprising of a low level WC, wash hand basin, fully tiled walls, carpet fitted, double glazed window to side.

#### Lounge

14' 0" x 11' 3" (4.27m x 3.43m) York Stone feature fireplace with electric fire, double glazed window to front, fitted carpet, radiator.

### Kitchen/Dining Area

17' 5" x 14' 5" (5.31m x 4.39m) Dining Area - Tiled flooring, radiator, strip lighting.

Kitchen - Stainless steel double drainer sink with mixer tap over and cupboard under, plumbing for washing machine, four ring electric hob, split level oven, built-in fridge, tiled flooring, double glazed window to rear, multi-glazed door into:

#### Inner Lobby

Double glazed UPVC door to rear garden, alcove housing boiler, door into triple length garage with workshop at rear.

### First Floor

#### Landing

Radiator, double glazed window to front, fitted carpet, access to loft,

### Outside

#### Front Garden

Lawn area with shrubs and flower borders.

#### Rear Garden

A substantial space mainly laid to lawn with patio area and timber fencing.

#### Parking

Off road parking for several cars.

#### Garage

23' 10" x 10' 0" (7.26m x 3.05m) Concertina door, tiled flooring, light.

#### Workshop

10' 1" x 7' 7" (3.07m x 2.31m) Double glazed window to rear, work benches, vinyl flooring.

Dimplex wall mounted heater, airing cupboard housing hot water tank and shelving.

#### Bedroom One

31' 8" x 10' 0" (9.65m x 3.05m) Potential to convert into two bedrooms/add en-suite or dressing room, double glazed windows to front and rear, two radiators, fitted carpet.

#### Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m) Double glazed window to front, radiator, fitted carpet.

#### Bedroom Three

12' 10" x 9' 4" (3.91m x 2.84m) Double glazed window to rear, radiator, fitted carpet.

#### Bathroom

A suite comprising of a panelled bath with shower attachment over, low level WC, wash hand basin, tiling to splashbacks, radiator, fitted carpet, double glazed window to rear.

