

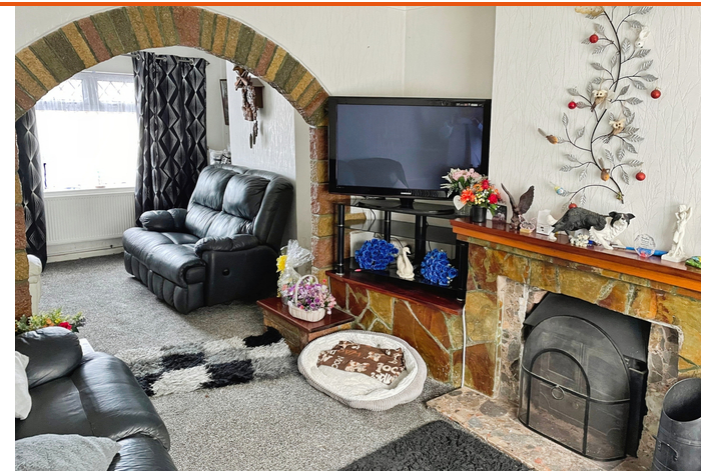
FOR
SALE



PROPERTY SUMMARY

POINTS OF INTEREST

- Three Bedroom Semi-Detached Home
- Attractive Views to Front & Rear
- Guest WC and Utility Area
- Kitchen With Fitted Appliances
- No Chain
- Through Lounge Diner With Fireplace
- Gardens to Front & Rear
- Upstairs Shower Room
- EPC-D



ROOM DESCRIPTIONS

Entrance porch

1.52m x 2.40m (5' 0" x 7' 10") Via front door into entrance porch finished with windows overlooking the front and side, radiator. Door leading into the entrance hall.

Entrance Hall

Stairs leading to first floor. Radiator. Doors leading to lounge and kitchen. Under stair cupboard housing meter.

Lounge

3.37m x 7.10m (11' 1" x 23' 4") Window overlooking the front and rear, two radiators, slate tiled fireplace with solid fuel burner. TV shelving.

Kitchen

2.59m x 2.46m (8' 6" x 8' 1") Window to rear, radiator and tiling to splash back areas. A range of wall and base units with complementary work surface. Integrated electric hob, electric oven and cooker hood. Stainless steel sink. Pantry storage. Door leading to utility.

Utility

3.79m x 2.33m (12' 5" x 7' 8") Door and window to the rear. Door leading to the front and door leading to WC.

WC

1.34m x 0.82m (4' 5" x 2' 8") Roof light, low level WC and partial tiled walls.

First floor landing

Via stairs with window overlooking the side of the property. Access to loft with ladder. Airing cupboard with wall mounted boiler. Doors leading to three bedrooms and bathroom.

Bedroom 1

3.12m x 3.35m (10' 3" x 11' 0") Window overlooking the front with views and radiator.

Bedroom 2

3.38m x 3.72m (11' 1" x 12' 2") Window overlooking the rear of the property and radiator.

Bedroom 3

2.64m x 2.39m (8' 8" x 7' 10") Window overlooking the rear of the property and radiator.

Shower Room

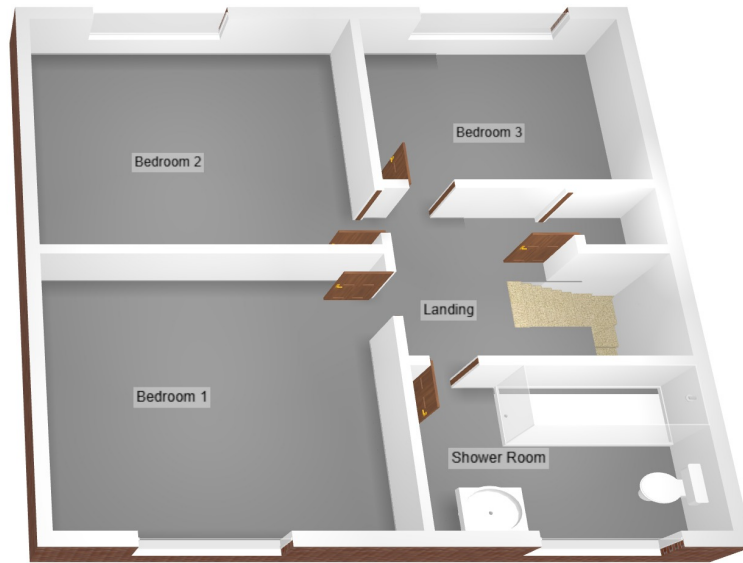
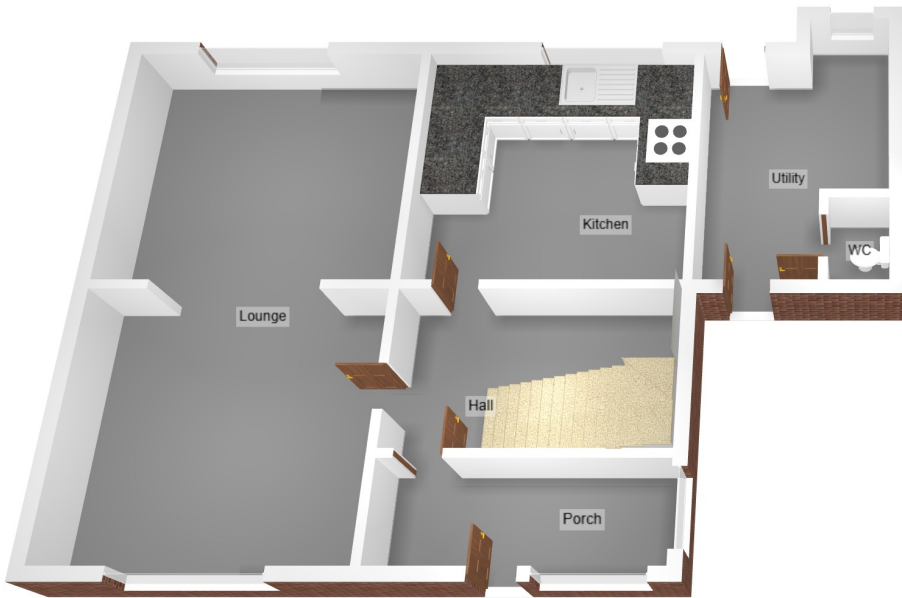
2.53m x 1.60m (8' 4" x 5' 3") Window overlooking the front, extractor fan and radiator. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and walk-in shower with mains fed electric shower.

Outside

Paved patio area with small retaining wall, flower and shrub borders. Decking area. Path leading to rear gate, retaining wall and a garden shed.

To the front of the property there is a retaining wall with steps leading up to the front porch. Tiered front garden with a range of flowers and shrubs.





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	