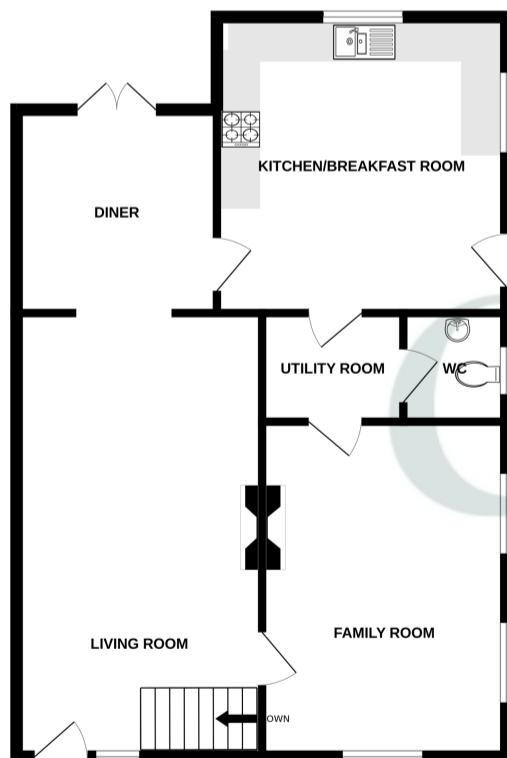
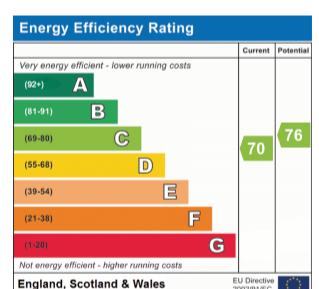
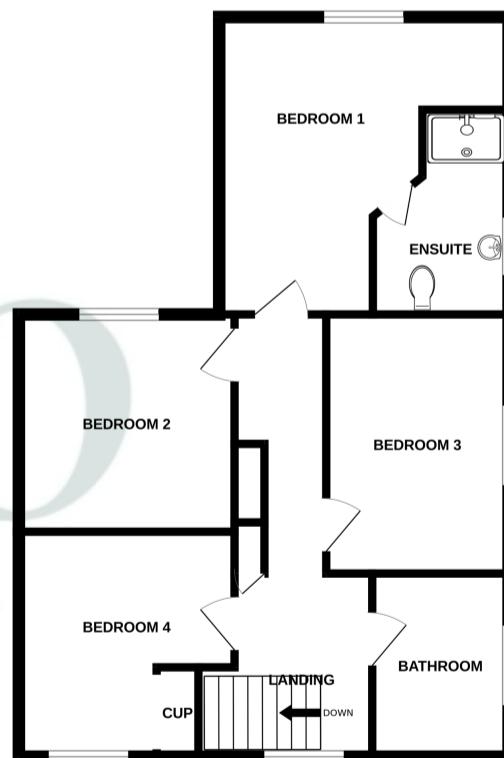




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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An extended four bedroom semi detached house with versatile living accommodation and being sold with no upper chain.

- 20' Lounge with feature open fire place
- Separate family room with open brick feature fire place
- Kitchen Breakfast Room
- Master bedroom with en suite shower room
- Large rear garden
- No Upper Chain
- Block paved driveway with ample parking
- Stripped pine doors throughout

Ground Floor

Entrance Hall

Front door leading to:

Cloakroom

Double glazed leaded light window to side, part tiling to splashback areas, vanity mirror, wash hand basin, low level w/c, wall mounted boiler, radiator.

Lounge

19' 10" x 10' 7" (6.05m x 3.23m)
Double glazed leaded light window to front, open feature fire place, stairs to first floor, arch leading to dining room.

Dining Room

8' 9" x 8' 8" (2.67m x 2.64m)
Patio doors to rear, radiator, door leading to kitchen breakfast room.

Kitchen/Breakfast Room

13' 2" x 12' 4" (4.01m x 3.76m)
Double glazed leaded light window to side and rear, 1.5 sink and drainer with mixer tap over, tiling to splashback areas, range of base and wall units with work surfaces over, split level double oven, four ring gas hob and extractor, space for dishwasher and washing machine, ceiling downlights, double glazed door to side, large cupboard 6' 9" x 4' 10" (2.06m x 1.47m), radiator.



Family Room

15' 4" x 11' 0" (4.67m x 3.35m)
Leaded light window to front and rear, open feature fire place, radiator.

First Floor

Landing

Double glazed leaded light window to front, access to loft, radiator.

Bedroom One

12' 5" x 9' 10" (3.78m x 3.00m) plus recess
Double glazed window to rear, radiator.

Ensuite

Double glazed window to side, ceramic tiling, towel rail, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)
Double glazed window to rear, radiator.

Bedroom Three

12' 2" x 7' 0" (3.71m x 2.13m)
Leaded light double glazed window to side, radiator.

Bedroom Four

10' 2" x 10' 2" (3.10m x 3.10m)
Double glazed window to front, built in cupboard, radiator.

Bathroom

Double glazed leaded light window to side, part tiling to splashback areas, towel rail, white suite comprising of panelled bath, shower over bath, wash hand basin, low level w/c.

Outside

Rear Garden

Large patio area, lawn area, timber fences, shed and brick build shed.

Parking

Block paved parking for numerous cars

Front Garden

Side access to rear, shrubs and flower borders.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

