

FOR  
SALE



## PROPERTY SUMMARY

Three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, utility, downstairs bathroom, three bedrooms, two en-suite's, enclosed rear garden, off road parking and garage. Viewing highly recommended.

## POINTS OF INTEREST

- Set on a corner plot
- Three bedroom semi detached house
- Two reception rooms
- Kitchen
- Downstairs bathroom
- Two en-suite's
- Utility
- Off road parking/ Garage
- Enclosed rear garden
- EPC- D



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed composite door into entrance porch finished with PVCu panelled ceiling, PVCu frosted double glazed window set on emulsioned dwarf walls, skirting and wood effect laminate flooring. Opening into inner hallway.

### Inner Hallway

Emulsioned ceiling, centre spot light, emulsioned walls, skirting and a continuation of the laminate flooring. Door leading to lounge and under stairs storage cupboard. Arch opening into the dining room.

### Lounge

Emulsioned ceiling, centre light, emulsioned walls with tiling around the chimney breast area, radiator, large PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring. Feature chimney breast housing an electric fire to remain.

### Dining Room

3.03m x 3.13m (9' 11" x 10' 3") Emulsioned and coved ceiling, centre light, emulsioned walls with one feature papered wall, large PVCu double glazed window overlooking the front, radiator, skirting and a continuation of the laminate flooring. Door leading into the kitchen.

### Kitchen

2.85m x 2.99m (9' 4" x 9' 10") Emulsioned and coved ceiling with sunken chrome spot lights, emulsioned walls, PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. A range of wall and base units in a shaker style with complementary roll top work surface and matching upstands. Inset stainless steel sink with chrome mixer tap. Space for dishwasher. Integrated oven, five ring gas hob and overhead chrome and glass extractor fan. Space for freestanding fridge/freezer. Arch leading into the utility space.

### Utility

1.82m x 2.26m (6' 0" x 7' 5") Emulsioned ceiling, centre light, wired in smoke alarm, emulsioned walls, radiator, skirting and a continuation of the tiled flooring. Door leading to bathroom and PVCu part frosted double glazed door leading to the rear garden. Stairs leading to the first floor. Space and plumbing for washing machine and tumble dryer with complementary work surface above. Wall mounted gas combination boiler.

### Downstairs Bathroom

1.79m x 2.10m (5' 10" x 6' 11") Textured ceiling, centre light, frosted PVCu double glazed window overlooking the rear of the property, wall mounted chrome towel radiator, tiled walls and tiled flooring. Three piece suite comprising vanity WC and vanity sink unit with chrome mixer tap and jet bath with chrome mixer tap.

### First floor landing

Via stairs with hand rail and fitted carpet. Textured ceiling, centre light, smoke alarm, access to loft, emulsioned walls, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

### Bedroom 1

3.02m x 4.37m (9' 11" x 14' 4") Emulsioned and coved ceiling, centre fan light, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet. Freestanding double mirror fronted wardrobes to remain. Door leading to en-suite.

### En-suite

1.66m x 3.02m (5' 5" x 9' 11") Emulsioned ceiling, centre spot lights, PVCu frosted double glazed window overlooking the rear of the property, tiled walls with centre strip, wall mounted chrome towel radiator, radiator and wood effect vinyl flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and further built in storage with gloss white doors, large walk in shower with sliding glass screen and glass surround, overhead mixer shower and hand held attachment.

### Bedroom 3

2.57m x 2.76m (8' 5" x 9' 1") Emulsioned ceiling, centre light, emulsioned walls with one feature papered wall, large PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet.

### Bedroom 2

3.33m x 3.40m (10' 11" x 11' 2") Emulsioned ceiling, centre fan light, emulsioned walls with feature papered wall, radiator, PVCu double glazed window overlooking the rear, skirting and fitted carpet. Two double freestanding wardrobes to remain. Door leading to en-suite.

## ROOM DESCRIPTIONS

### **En-suite**

0.98m x 2.46m (3' 3" x 8' 1") Emulsioned ceiling, centre light, white gloss tiled walls, wall mounted mirror cabinet, wall mounted extractor fan, skirting and tile effect vinyl flooring. low level WC, vanity sink unit with chrome mixer tap and corner curved walk in shower with sliding glass doors and overhead chrome mixer shower.

### **Outside**

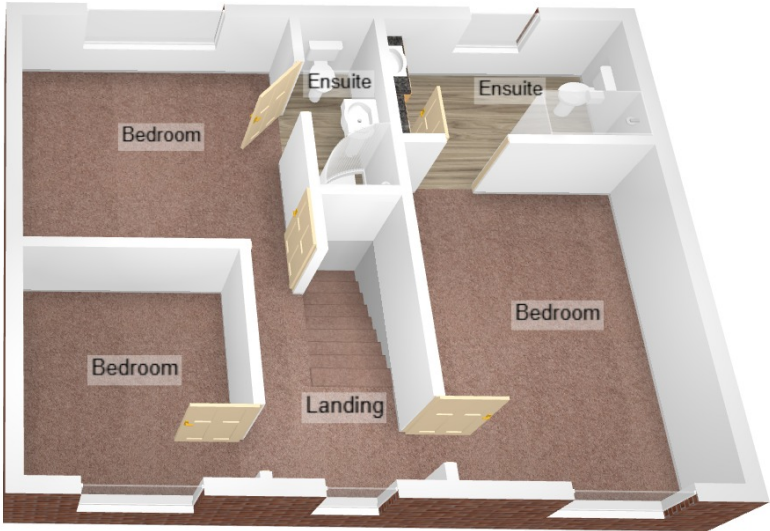
Good sized enclosed and private low maintenance rear garden mainly laid to patio, area of artificial grass and block built shed with power. Outside tap. Outside lighting.

Off road parking to the front for two vehicles on a block paved driveway. Large area of decorative stone with stepping stones leading to the front door. Area laid to lawn with mature shrubs and borders. Side gate leading to the rear of the property.

### **Garage**

Electric roller shutter door. Courtesy door.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC

