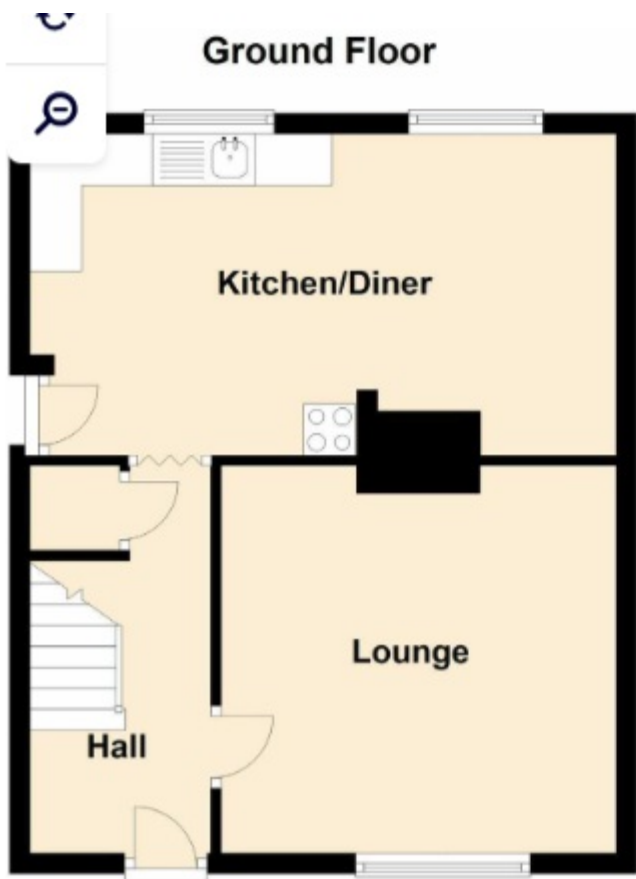




HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Located within easy walking distance of the local shops and schools, this three bedroom family home is sure to attract a lot of viewing activity. Offered "For Sale" with no onward chain and quick move is possible. An ideal property for a growing family or a rental property. The property benefits gas central heating and double glazed windows throughout. The property has also been redecorated throughout providing a clean and fresh environment. The rear gardens are larger than you would normally find with a property of this type and extending rearwards would not impact the garden usage.

The accommodation comprises as follow; Entrance Hall, Living Room overlooking the front gardens and Kitchen / Dining Room to the rear aspect, Three bedrooms and Bathroom with separate W.C. An early viewing is strongly recommended. Modern Gas Central Heating.



ROOM DESCRIPTIONS

**Entrance**  
Storm porch with welcome light to one side. Part double glazed UPVC door enters into the entrance hall.

**Entrance Hall**  
Stairs rise to the first floor with useful storage cupboard under. Doors to Living Room and Kitchen / Dining room. Upvc double glazed window to side.

**Living Room**  
3.8m x 3.7m (12' 6" x 12' 2") Single pendant ceiling lighting. Picture rail and feature fireplace with ceramic tiled hearth ( Could be reinstated to an open fire or wood burning stove, (subject to survey and upgrading of the flu). Upvc double glazed window overlooks the front gardens. Radiator.

**Kitchen / Dining Room**  
5.8m x 3.1m (19' 0" x 10' 2") The room is split into two separate areas currently laid out as a Kitchen leading to a dining area.  
The dining area has a central ceiling light and picture rail. UPVC double glazed window to the rear overlooking the large rear gardens and radiator below.  
Kitchen: Fitted with a range of modern wall and base units providing drawer and cupboard storage. Under counter space for side by side washing machine and dishwasher. Ample roll edge work top space with inset single drainer sink unit and mixer tap. Ceramic tiled splashbacks. Space for gas / electric slot in free standing oven. Built in cooker hood above. Wall mounted cupboard conceals gas central heating boiler supplying heating and hot water. Upvc double glazed window to rear and Upvc half double glazed door leads out to the covered rear porch.

**Rear Covered Porch**  
Leading from the front to back this useful covered walkway provides side access to the rear gardens and access to the brick built storage with window to front..

**Landing**  
Stairs rise from the first floor to the landing. Upvc double glazed window to side aspect. Doors to bedrooms, Bathroom and Toilet. Trap access to loft space. Built in storage cupboard.

**Master Bedroom**  
3.7m x 3.2m (12' 2" x 10' 6")  
Single pendant light. Upvc double glazed window to front aspect with radiator below.

**Bedroom 2**  
3.3m x 2.7m (10' 10" x 8' 10")  
Single pendant light. Upvc Doudle glazed window overlooking the rear gardens. Built in storage cupboard.

**Bedroom 3**  
2.5m x 2.3m Max (8' 2" x 7' 7") Max  
A larger than normal 3rd bedroom. Single pendant light. Upvc Double glazed window to front. Radiator.

**Bathroom**  
Fitted with a white suite comprising panelled bath with Mira electric shower over and glazed side screen. Pedestal hand wash basin. wall mounted mirror cabinet. Upvc double glazed window to rear. Radiator.

**Separate W.C.**  
White Close coupled WC. Radiator. Upvc double glazed window to side.

**Front Gardens**  
the property is accessed via the driveway with path to the front door. Driveway parking. Lawns with established flower and shrub boarders. Pedestrian gates gives access to the rear gardens.

**Rear Gardens**  
The rear gardens are much larger than you would normally find providing potential for extensions without comprising the overall garden space. (Subject to planning permissions). There is also a very useful brick built storage shed, this again could be extended into or converted into additional accommodation. To the rear of the garden is a large wooden shed.

**Tenure & Council Tax Band C £1836.67**

