

FOR  
SALE





## PROPERTY SUMMARY

Well presented three bedroom mid terraced house comprising entrance hall, lounge/diner, kitchen, en suite, family bathroom and enclosed private rear garden. Viewing recommended. Ideal first time purchase!

## POINTS OF INTEREST

- Immaculately presented throughout
- Three bedroom mid terrace house
- Two reception rooms
- En suite
- Enclosed and private rear garden
- EPC D/ Council Tax B



## ROOM DESCRIPTIONS

### Entrance

Via part glazed and frosted PVCu front door into the entrance hall. Doors leading to the lounge/diner and large under stairs storage cupboard.

### Entrance Hall

Plastered and emulsioned ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls, skirting, radiator, storage cupboard housing the electric consumer box and vinyl flooring in wood effect. Door leading to under stairs storage cupboard with potential to develop to a downstairs w.c.

### Dining Area

2.86m x 3.25m (9' 5" x 10' 8") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. Feature chimney breast with alcoves either side and built in shelving. Radiator and large PVCu double glazed window overlooking the front of the property. Double opening into the lounge.

### Lounge

3.65m x 4.38m (12' 0" x 14' 4") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the rear and radiator. Chimney breast with alcoves either side and electric fire to remain. Door leading to the kitchen and stairs leading to the first floor.

### Kitchen

2.26m x 4.97m (7' 5" x 16' 4") Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas in cream brick effect, skirting and vinyl flooring in wood effect. A range of base and wall units in wood effect with complementary roll top work surfaces. Inset stainless steel sink with chrome pull out mixer tap. Space for washing machine, tumble dryer and freestanding fridge/freezer. Integrated electric oven and four ring electric hob. Integrated gas combination boiler, PVCu double glazed window overlooking the rear of the property and radiator. Frosted PVCu double glazed door leading out to the rear garden.

### Landing

Stairs with handrail and spindle balustrade. Plastered and emulsioned ceiling with centre pendant light, access to the loft, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

### Bedroom 1

2.37m x 4.04m (7' 9" x 13' 3") Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted carpet. Two PVCu double glazed windows overlooking the front and radiator. Door leading to a storage cupboard with shelving.

### Family Bathroom

1.68m x 2.24m (5' 6" x 7' 4") Plastered and emulsioned ceiling with inset chrome spot lights and extractor fan. Part tiled / part emulsioned walls, skirting and vinyl flooring. Three piece suite comprising bath with chrome mixer taps, overhead chrome mixer shower and folding glass screen, low level w.c. and pedestal sink with chrome mixer tap. Wall mounted mirror and chrome towel rail radiator.

### Bedroom 3

2.28m x 2.42m (7' 6" x 7' 11") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

### Bedroom 2

3.18m x 2.26m (10' 5" x 7' 5") Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property. Large mirrored fronted double wardrobe to remain. Door leading to the en suite.

### En suite

1.69m x 2.28m (5' 7" x 7' 6") Plastered and emulsioned ceiling with inset spot lights and extractor fan, part tiled / part emulsioned walls, skirting and vinyl flooring. Three piece suite comprising low level w.c. pedestal sink with chrome mixer tap and corner shower with sliding glass doors and overhead chrome mixer shower with handheld attachment. PVCu frosted double glazed window overlooking the rear and radiator.

### Outside

Space to the side for recycling storage. Private rear garden backing onto woodland laid out patio with an area of decking all enclosed with feather edge fencing.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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		