





## PROPERTY DESCRIPTION

This appealing home is one of an individually built pair of semi-detached houses, situated within easy reach of the town centre shops, cafes and other amenities and just a short level walk from public transport. Having the advantage of a tarmac covered drive at the side, providing off road parking space, a pleasant open outlook and a charming garden at the rear, this well presented home must be viewed in order to be fully appreciated. Providing generously proportioned living space, this delightful abode would be suitable for a wide range of prospective buyers and is sold with no forward chain.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, with a walk-in cloaks room, and a very spacious, light and airy lounge, which has an open staircase and a fireplace fitted with a living flame gas fire. The good sized dining kitchen has French doors opening onto the rear garden, is fitted with light wood finish shaker style units, space for a range style cooker and has a built-in microwave and integral dishwasher. There are three decent sized bedrooms, one having the advantage of the lovely open aspect and views at the rear and two having built-in double wardrobes, and a bathroom which has a three piece white suite, with a shower over the bath.

## FEATURES

- Charming Semi-Detached House
- Pleasant Open Aspect/Views from Rear
- Close to Town Centre & Public Transport
- Generously Proportioned Living Space
- Ent Hallway with Cloak Room
- Spacious, Light & Airy Lounge - Open Stairs
- Good Sized Dining Kit with French Drs
- 3 Decent Bedrms - 2 with Wardrobes
- 3 Pc Bathrm - Shower over Bath
- Off Road Parking & Rear Garden
- PVC Double Glazing & Gas CH
- Viewing Essential to Apprec - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door. Radiator and useful walk-in cloak room, which has a pvc double glazed window and wall mounted coat hooks and offers the potential to be converted into a ground floor w.c. (subject to Building Regulation approval).

#### Lounge

18' 1" x 15' 8" (5.51m x 4.78m)

This very generously proportioned, light and airy room has a dark wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire, an open staircase, with a spindled balustrade, two pvc double glazed windows and a radiator.

#### Dining/Breakfast Kitchen

18' 1" x 9' 8" plus recess (5.51m x 2.95m plus recess)

The spacious kitchen allows ample room for a family sized dining table and has pvc double glazed French doors, leading from the dining area out to the rear garden. It is fitted with 'oak' finish shaker style units and drawers, laminate worktops, which extend to provide a small breakfast bar, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. There is a gas cooker point and space for a range style cooker, with an extraction canopy over, an integral dishwasher, built-in microwave and plumbing for a washing machine. The gas condensing combination central heating boiler is concealed within a cupboard matching the units and the kitchen also has a pvc double glazed window, extractor and radiator.

### First Floor

#### Landing

Spindled balustrade and access to the loft space.

#### Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

This good sized double room has a built-in double wardrobe, two pvc double glazed windows and a radiator.

#### Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

This second double room has the advantage of a lovely open aspect and far reaching views, a built-in double wardrobe, two pvc double glazed windows and a radiator.

#### Bedroom Three

9' 1" x 7' 2" (2.77m x 2.18m)

Providing a large single or small double room, with a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over, tiled splash-back and glazed shower screen, a w.c and a wash hand basin, set in a vanity unit, with a cabinet below and tiled splashback. Tiled floor, radiator, incorporating a towel rail, an extractor fan and a pvc double glazed window, with an open outlook.

### Outside

#### Front/Side

Paved and gravelled forecourt, with raised garden area. Tarmac covered drive, providing off road parking. There is a fence at the end of the drive and a gate giving access into the rear garden.



### Rear

The enclosed garden at the rear has a paved patio in the centre, with grassed and garden areas at either side, a timber shed and cold water tap.

### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, go straight ahead at the traffic lights by the Police Station then take the third left turning into Rook Street. Turn first right off Rook Street into Harrison Street and the house is the first on the left.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

### Disclaimer

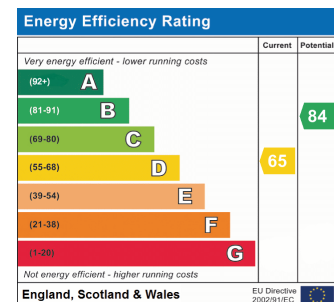
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

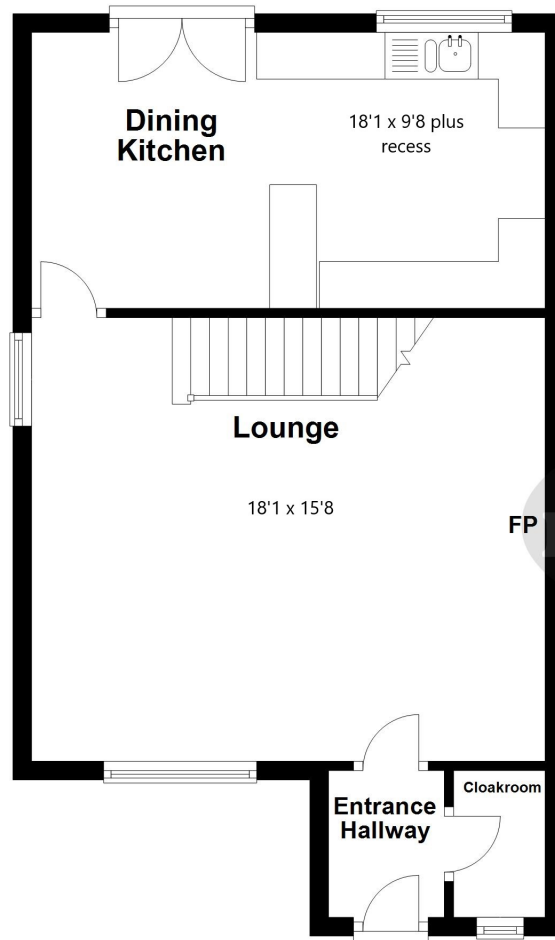
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# FLOORPLAN

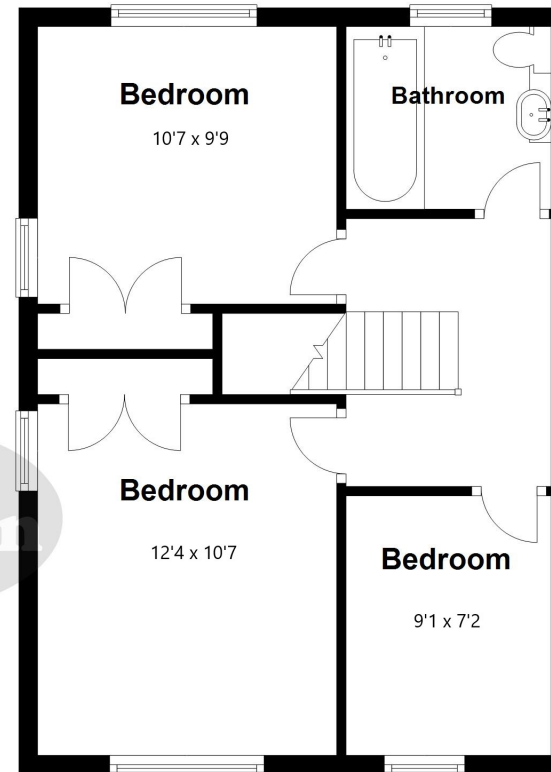
## Ground Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

