



## Ground Floor

### Hall

Entrance door, built-in storage cupboard, doors to:

**Kitchen** 3.25m (10'8") x 2.30m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, four ring hob with extractor hood, space for fridge and washing machine, access to gas boiler, uPVC double glazed window to front.

**Lounge/Diner** 5.17m (17')max x 4.46m (14'8")max

UPVC double glazed window to rear, two single radiators, telephone and TV point, stairs leading to landing, double doors to rear garden.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, single radiator, tiled splashbacks.

## First Floor

### Landing

Built-in storage cupboard, access to loft, doors to:

**Bedroom 1** 4.46m (14'8") x 3.18m (10'5")

Two uPVC double glazed windows to rear, single radiator, telephone and TV point.

**Bedroom 2** 4.46m (14'8")max x 3.23m (10'7") max

Two uPVC double glazed windows to front, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC.

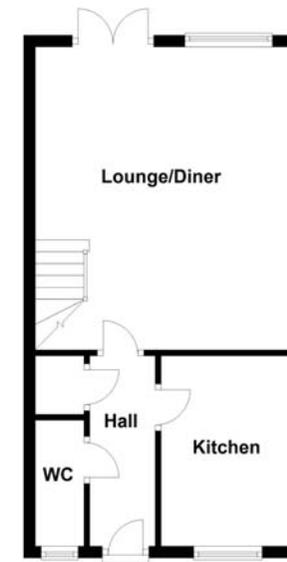
### Outside

The front of the property is mainly laid to paved with gravel to the side, allocated parking for two spaces to the side. Enclosed rear garden, mainly laid to lawn with a patio area, decorative slate chippings to border, pathway leading to parking area.

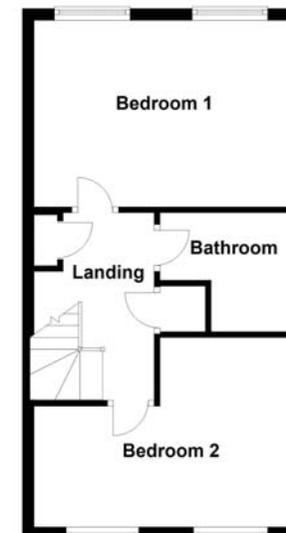
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -