



## Ground Floor

### Hall

Entrance door, coving to ceiling, stairs leading to landing, doors to:

**Lounge** 3.66m (12')max x 3.38m (11'1")max

UPVC double glazed bay window to front, feature fireplace, single radiator, telephone and TV point.

**Dining Room** 3.61m (11'10")max x 3.07m (10'1") max

Covered fireplace, single radiator, coving to ceiling, uPVC double glazed double doors to rear garden.

**Kitchen** 3.32m (10'11") x 2.53m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for fridge, washing machine and cooker, two radiators, coving to ceiling, access to gas boiler, two uPVC double glazed windows to side.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, single radiator frosted uPVC double glazed window to side,

## First Floor

### Landing

Access to loft, doors to:

**Bedroom 1** 3.79m (12'5")max x 3.43m (11'3")max

UPVC double glazed window to front, fitted wardrobe, single radiator, coving to ceiling.

**Bedroom 2** 3.35m (11')max x 3.25m (10'8")max

UPVC double glazed window to rear, built-in storage cupboard, single radiator.

**Bedroom 3** 2.48m (8'2") x 2.28m (7'6")

UPVC double glazed window to front, single radiator.

### Shower room

Fitted with a three piece suite comprising, a shower enclosure, vanity wash hand basin and low-level WC, heated towel rail, illuminated mirror, tiled surround, ceiling lighting, uPVC double glazed window to side.

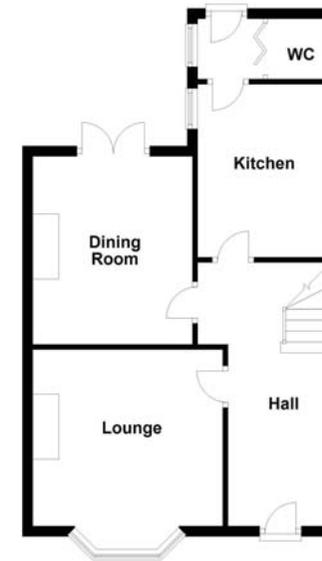
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking, side gate leading to rear garden. Rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external light and tap.

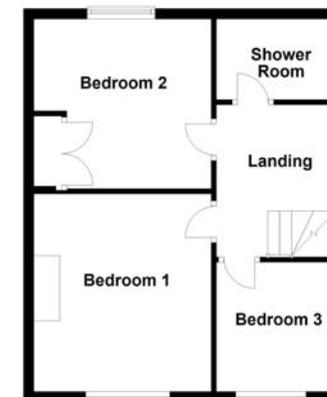
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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