



## Ground Floor

**Hall**  
UPVC double glazed front entrance door, UPVC frosted double glazed window to front, textured ceiling, stairs leading to first floor landing, door to:

**Lounge** 5.30m (17'5") x 3.78m (12'5") (max)  
UPVC double glazed window to front, uPVC double glazed window to rear, single radiator, telephone point, TV point, coving to ceiling.

**Dining Room** 3.57m (11'9") x 3.49m (11'5") (max)  
UPVC double glazed window to front, gas fireplace, double radiator, laminate flooring, coving to textured ceiling, door to:

**Kitchen** 4.58m (15') x 1.71m (5'7")  
Fitted with a matching range of base and eye level units with worktop space over cupboards, stainless steel sink, space for a fridge and cooker, uPVC double glazed window to rear, tiled flooring, store cupboard, coving to ceiling, door to:

**Lobby**  
Double radiator, door to rear garden and door to:

**Utility** 3.17m (10'5") (max) x 2.33m (5'3") (max)  
Fitted with a pair of cupboards, stainless steel sink, space for washing machine, uPVC double glazed window to front, single radiator, textured ceiling.

**Shower Room**  
Fitted with three piece suite, comprising a WC, wall mounted electric shower, wash hand basin and uPVC frosted double glazed window to side, single radiator, dimplex wall heater, fully tiled.

## First Floor

**Landing**  
UPVC double glazed window to rear, access to loft, door to:

**Bedroom 1** 3.63m (11'11") (max) x 3.39m (11'2")  
UPVC double glazed window to front, two wardrobes, storage cupboard, single radiator, telephone point, coving to textured ceiling.

**Bedroom 2** 3.79m (11'9") x 3.39m (11'2") (max into recess)  
UPVC double glazed window to front, storage cupboard, single radiator.

**Bedroom 3** 2.65m (8'8") x 2.43m (8') (max)  
UPVC double glazed window to rear, single radiator, storage cupboard.

**Bathroom**  
Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin, WC, tiled splashbacks, uPVC frosted double glazed window to rear, cupboard with gas boiler, single radiator, coving to ceiling.

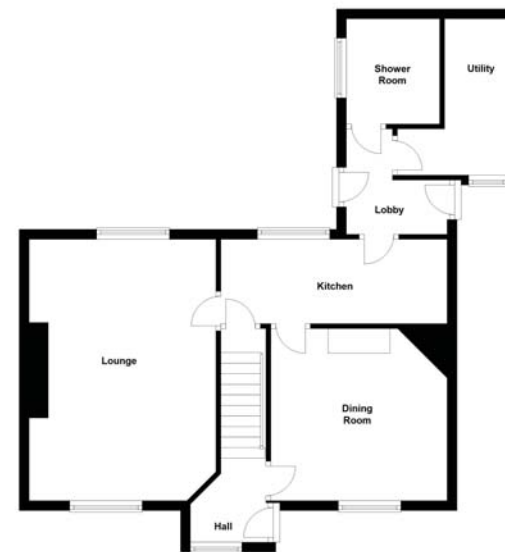
**WC**  
UPVC frosted double glazed window to rear, WC.

**Outside**  
The front of the property is mainly paved with gravel to the side, providing parking for several vehicles, path leading to the front entrance door with side access. The rear garden is mainly laid to lawn with a variety of mixed plants, shrubs, trees and borders, includes ramp access to a blocked paved patio area with a path leading to the side of the property, also leading to the end of the rear garden.

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 -