



Enlarged and well maintained three bedroom semi-detached residence with an attached garage to the side. The property offers scope for extension, subject to consent, and is located in a popular residential area. The property offers entrance hall, lounge with bay window and feature fireplace, well fitted kitchen/diner, second reception room, first floor bathroom, enclosed rear garden, double glazing, driveway and gas central heating. Internal viewing is highly recommended.

Entrance Hall

Accessed via a double glazed door. Laminate flooring, radiator, stairs to the first floor with storage under, ceiling light point, coving to ceiling, built in storage cupboard, doors to accommodation.

Lounge

4.29m x 3.84m (14'1" x 12'7")
With double glazed bay window to the front aspect, feature fireplace, coving to ceiling, radiator.

Kitchen / Diner

5.74m max x 3.71m max (18'10" max x 12'2" max)
Fitted with a range of wall mounted and base storage units with work surfaces over with inset sink unit, double glazed window to the rear aspect, double glazed door to the rear garden, tiled flooring, tiling to walls, radiator, extractor hood. Built in cupboard housing gas fire boiler (not tested), plumbing for washing machine.

Second Reception Room

3.71m x 2.57m (12'2" x 8'5")
With double glazed patio doors to the rear garden, laminate flooring, coving to ceiling, double radiator.

First Floor Landing

With double glazed window to the side aspect, doors to accommodation.

Bedroom One

4.37m x 2.97m to wardrobes (14'4" x 9'9" to wardrobes)
With fitted wardrobe storage cupboards to one wall, double glazed bay window to the front aspect, radiator, coving to ceiling, inset lighting.

Bedroom Two

3.73m x 2.69m upto wardrobe (12'3" x 8'10" upto wardrobe)
With fitted wardrobe storage cupboards to one wall, double glazed window to the rear aspect, coving to ceiling, radiator.

Bedroom Three

2.72m max x 2.11m (8'11" max x 6'11")
With double glazed window to the front aspect, radiator, coving to ceiling.

Bathroom

Good sized bathroom offering enclosed corner bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash basin, low level wc, tiled floor, tiling to walls, double glazed window to the rear aspect, inset ceiling lights, radiator.

Outside

Driveway to the front providing off street parking and access to garage. The rear garden is enclosed and mainly laid to lawn with flower and shrub beds, summer house and storage shed.

