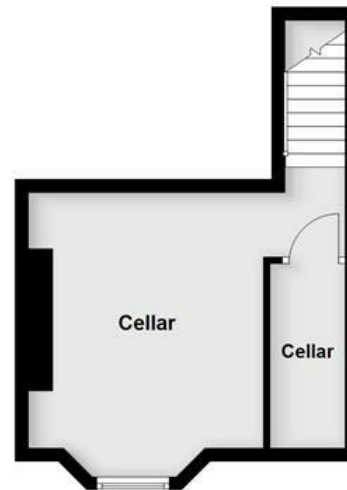




Lower Ground Floor



Ground Floor



First Floor



Second Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This beautifully presented period stone-built terrace home is set in a highly sought-after location. The property, which has been tastefully modernised by the current owners, offers well-proportioned accommodation arranged over three floors, comprising a vestibule, hallway, bay-fronted living room with open fireplace, and a contemporary fitted kitchen, dining room, and cellar. The four double bedrooms are arranged over the top two floors, with a family bathroom and separate WC on the first floor. Outside, there is off road parking for one vehicle to the front, and to the rear a small yard with seating area leading to an enclosed garden.

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ENTRANCE VESTIBULE

Entrance door and tiled flooring.

ENTRANCE HALLWAY

Period-style radiator, tiled flooring, and stairs to the first floor.

LIVING ROOM

14'2" x 12'7" (max) (4.32m x 3.84m (max))
uPVC double-glazed bay window, open fireplace, and two period-style radiators.



KITCHEN

12'9" x 12'11" (max) (3.91m x 3.94m (max))
uPVC double-glazed window, fitted wall, base, and full-height units with a quartz worktop, space for a range cooker, ceramic Belfast sink with mixer tap, integral fridge freezer, integral dishwasher, vertical period-style radiator, herringbone wood-effect flooring, and access to the cellar.



DINING ROOM

9'5 x 8'1 (2.87m x 2.46m)
Stable door, two uPVC double-glazed windows, vertical period-style radiator, and herringbone wood-effect flooring.

CELLAR ROOM

14'7 x 11'5 (4.45m x 3.48m)
A single chamber with window to front, wall mounted central heating boiler, sink unit, radiator and meters.

Coal store

FIRST FLOOR LANDING

Period-style radiator and stairs to the second floor



BEDROOM ONE

12 x 16'4 (3.66m x 4.98m)
Three uPVC double-glazed sash windows, period-style radiator, and an open fireplace.



BEDROOM TWO

12'9 x 9'10 (3.89m x 3.00m)
uPVC double-glazed window and vertical period-style radiator.



BATHROOM

9'5 x 5'2 (2.87m x 1.57m)
uPVC double-glazed window, panelled bath, corner shower cubicle with wall-mounted shower, pedestal wash basin, radiator, part-tiled walls, and wooden flooring.



SEPARATE WC

6'7 x 2'6 (2.01m x 0.76m)
uPVC double-glazed window, WC with push flush.



SECOND FLOOR LANDING

Velux window and access to eaves storage.

BEDROOM THREE

12 x 16'4 (3.66m x 4.98m)
uPVC double-glazed window and period-style radiator.



BEDROOM FOUR

12'8 x 10'4 (3.86m x 3.15m)
uPVC double-glazed window and period-style radiator.



EXTERIOR

To the front of the house there off road parking for one vehicle with steps leading up to the property.

The rear of the property offers a small rear yard with seating leading to an enclosed garden.



NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: D