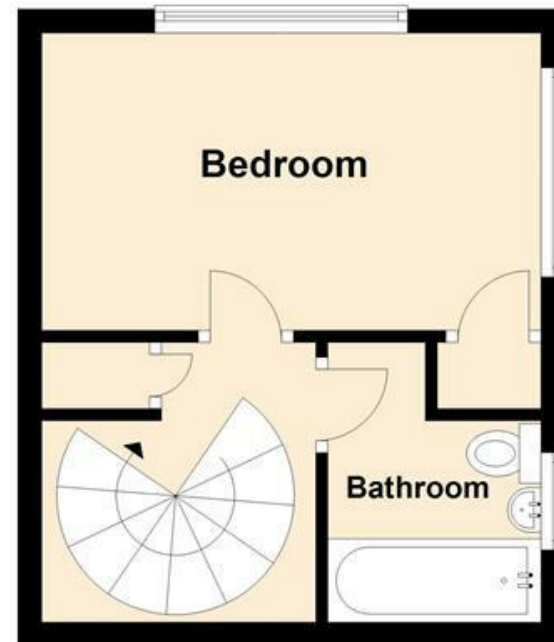


Ground Floor



First Floor



OFFERED FOR SALE WITH NO ONWARD CHAIN and needing some updating this quasi semi-detached starter home located within a cul-de-sac location is ideally suited to either a first time purchaser or an investor. Comprising; porch, living room with spiral staircase to the first floor, fitted kitchen, double bedroom and bathroom. Externally there is a PARKING SPACE together with a PRIVATE GARDEN.

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.

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ENTRANCE PORCH

Double glazed entrance door, second double glazed door to side, door to;

LIVING ROOM

16'3 x 13'8 including staircase (4.95m x 4.17m including staircase)

Two double glazed windows, cast iron wood burning stove with glass hearth, spiral staircase to first floor, two radiators, opening onto;



FITTED KITCHEN

6'9 x 5'10 (2.06m x 1.78m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for electric cooker with extractor above, space for fridge/freezer, space for washing machine, double glazed window.



FIRST FLOOR LANDING

Storage cupboard with storage space, access to roof void.

DOUBLE BEDROOM

13'7 x 8'1 (4.14m x 2.44m/0.30m)

Two double glazed windows with roof top views, radiator, built in airing cupboard with wall mounted central heating boiler.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window.



EXTERNALLY

The property offers a parking space to the front together with a pleasant private garden with patio area, raised borders and lawned area.

