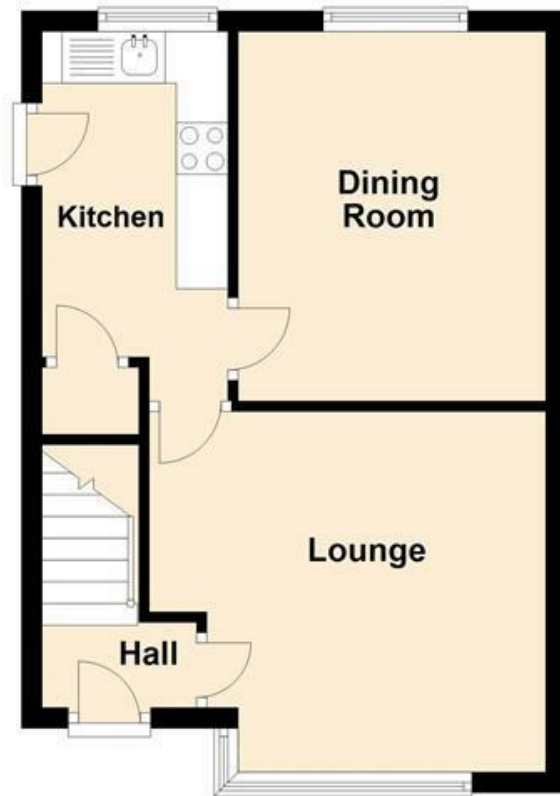
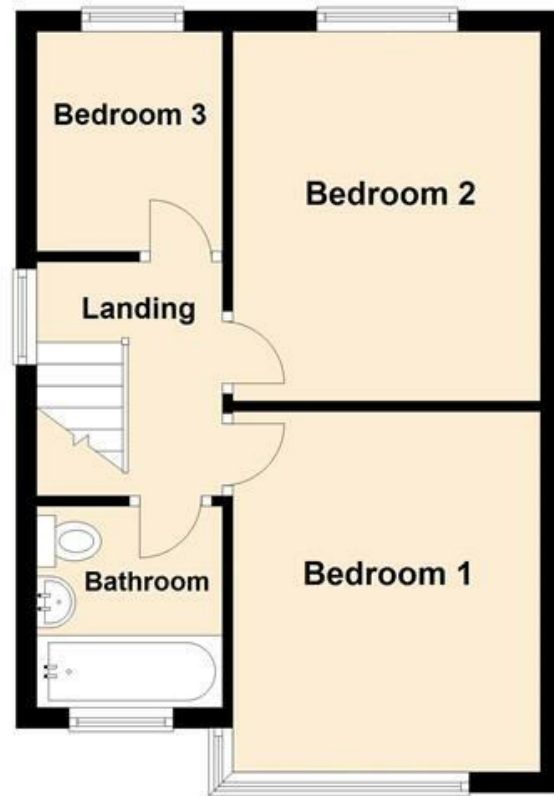


Ground Floor



First Floor



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.

EARLY VIEWING ESSENTIAL. A bay fronted semi detached property situated within a popular location and **OFFERED FOR SALE WITH NO ONWARD CHAIN.** In need of some updating and comprising; hallway, lounge, dining room, kitchen, **THREE BEDROOMS** and bathroom. Externally there is a **DRIVEWAY** providing off road parking leading to a **DETACHED GARAGE** and a good sized rear garden.

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ENTRANCE HALL

Frosted double glazed entrance door, stairs to first floor, cloaks hanging space, radiator, meter cupboard.

LOUNGE

12'8 x 11'6 into bay (3.86m x 3.51m into bay)
Double glazed square bay window, radiator, five wall light points, fireplace with tiled surround and living flame gas fire.



DINING ROOM

11'8 x 10'0 (3.56m x 3.05m)
Double glazed window, radiator, built in storage cupboard, wall mounted gas fire.



KITCHEN

11'8 x 5'4 (3.56m x 1.63m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for washing machine and fridge/freezer, under stairs storage cupboard, double glazed window, double glazed door.



FIRST FLOOR LANDING

Frosted double glazed window, access to roof void.

BEDROOM ONE

12'1 x 10'0 into robes (3.68m x 3.05m into robes)
Double glazed square bay window, fitted wardrobes, radiator.



BEDROOM TWO

11'8 x 9'7 into robes (3.56m x 2.92m into robes)
Double glazed window, fitted wardrobes housing wall mounted central heating boiler, radiator.



BEDROOM THREE

7'1 x 5'11 (2.16m x 1.80m)
Double glazed window, radiator.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, tiled walls, frosted double glazed window, radiator.



EXTERNALLY

The property offers partially fenced garden frontage with borders and a driveway providing off road parking leading to the detached garage.

The rear of the house benefits from a good sized garden, laid to lawn with hedgerow and fenced boundaries.



DETACHED GARAGE

18'0 x 10'0 (5.49m x 3.05m)
Up and over door, power and lighting, three double glazed windows.

