



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.

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This SPACIOUS THREE-BEDROOM SEMI-DETACHED home is offered to the market with NO ONWARD CHAIN and comprises a hallway, bay-fronted living room, dining room, and a fitted kitchen, along with access to the cellar. To the first floor, there are two good-sized double bedrooms and a shower room. The second floor features a third double bedroom and useful loft space. Externally, the property benefits from a low-maintenance patio yard and OFF-ROAD PARKING for one vehicle.

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HALLWAY

Entrance door, radiator, wooden flooring, and stairs to the first floor.

LIVING ROOM

14 x 11'5 (max) (4.27m x 3.48m (max))
uPVC double-glazed bay window, electric fire, radiator, and wooden flooring.

DINING ROOM

12 x 12'2 (3.66m x 3.71m)
uPVC double-glazed window, uPVC double-glazed double doors, radiator, and wooden flooring.

KITCHEN

7'11 x 8'9 (2.41m x 2.67m)
uPVC double-glazed window, fitted wall and base units, range cooker, 1.5-bowl sink and drainer with mixer tap over, integral washing machine, fridge and freezer, wooden flooring, and access to the cellar.

FIRST-FLOOR LANDING

Radiator, and stairs to the second floor.

BEDROOM ONE

15'8 x 11'3 (4.78m x 3.43m)
Two uPVC double-glazed windows, and a radiator.

BEDROOM TWO

12 x 9'2 (3.66m x 2.79m)
uPVC double-glazed window, and a radiator.

BATHROOM

7'9 x 8'9 (max) (2.36m x 2.67m (max))
Two uPVC double-glazed windows, walk-in shower cubicle with wall-mounted shower fitment, wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and wood-effect flooring.

SECOND-FLOOR LANDING

Skylight and loft access.

BEDROOM THREE

14'9 x 15'4 (4.50m x 4.67m)
uPVC double-glazed window, and a radiator.

CELLAR

11'2 x 14'6 (3.40m x 4.42m)

EXTERIOR

The property offers a low-maintenance patio yard and off-road parking for one vehicle.

NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC

