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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Situated on the popular Ferneydale Avenue, close to Harpur Hill Primary School, this EXTENDED SEMI-DETACHED home comprises, hallway, a cosy living room with a multi-fuel burner, a DINING KITCHEN with fitted units and integrated appliances, and a sitting room with uPVC double doors to the garden. Upstairs, there are THREE BEDROOMS, including two doubles, and a family bathroom. Externally, the property benefits from OFF-ROAD PARKING, an enclosed rear garden with a patio and lawn, a timber shed with power, and three useful outbuildings.

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HALLWAY

uPVC door, radiator, and under-stairs storage space.

STAIRWELL

Radiator and stairs to the first floor.

LIVING ROOM

10'7 x 13'9 (3.23m x 4.19m)

uPVC double-glazed window, radiator, and a multi-fuel burner.



DINING KITCHEN

9'11 x 20'10 (3.02m x 6.35m)

uPVC double-glazed window, fitted wall and base units with a wood-effect worktop, four-ring gas hob, integrated oven and grill, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine and dishwasher, and wood-effect flooring.



SITTING ROOM

21'10 x 8'4 (6.65m x 2.54m)

uPVC double-glazed double doors and windows, two Velux windows, and a radiator.



FIRST FLOOR LANDING

uPVC double-glazed window and access to the boarded loft space with light and power.

BEDROOM ONE

10'1 x 13'6 (3.07m x 4.11m)

uPVC double-glazed window and a radiator.



BEDROOM TWO

10'6 x 11 (3.20m x 3.35m)

uPVC double-glazed window and a radiator.



BEDROOM THREE

7'6 x 9'3 (2.29m x 2.82m)

uPVC double-glazed window, a built-in wardrobe with sliding doors, and a radiator.



BATHROOM

5'8 x 6'9 (1.73m x 2.06m)

uPVC double-glazed window, bath with an electric wall-mounted shower fitting, WC with a push-flush, wash basin with a mixer tap, and a radiator.



EXTERIOR

To the front of the property is a tarmac driveway with parking for two vehicles. To the rear is an enclosed garden featuring a lawn, patio, timber shed with light and power, two outbuildings, and a WC.



NOTES

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