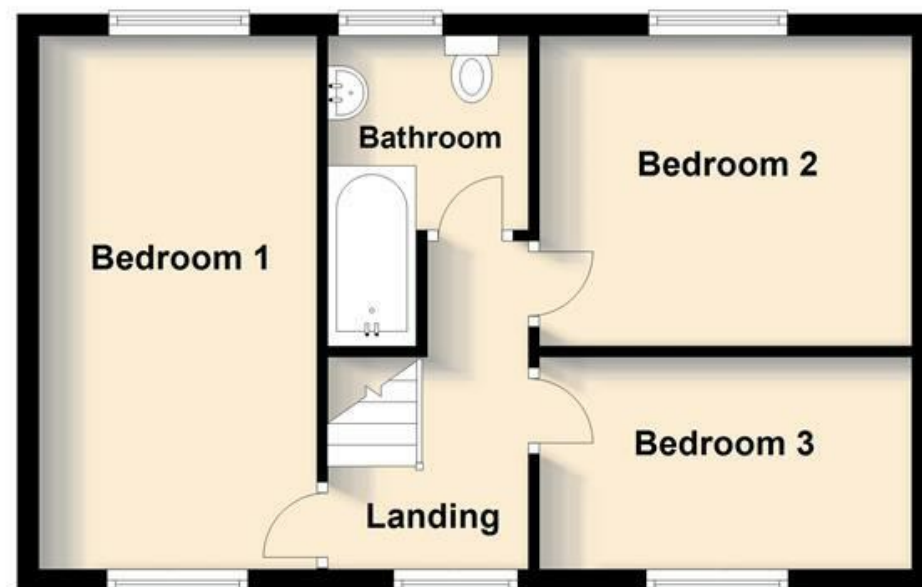


Ground Floor



First Floor



A terraced property offered for sale with NO ONWARD CHAIN and in need of updating. Comprising; hallway, downstairs WC, living room, dining kitchen, conservatory, THREE BEDROOMS and bathroom. Externally there is OFF ROAD PARKING to the rear together with gardens to three sides. VIEWING RECOMMENDED.

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 windows, double glazed door, tiled flooring.

ENTRANCE HALLWAY

Internal door to porch, under stairs storage cupboard, dado rail, radiator, stairs to first floor.



LIVING ROOM

16'4 x 11'5 (4.98m x 3.48m)

Two double glazed windows, fireplace with stone effect surround and living flame gas fire, two wall light points, radiator, fitted storage cupboards and shelving.



DINING KITCHEN

16'5 x 8'6 (5.00m x 2.59m)

Kitchen area - fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring gas hob and extractor above, space for washing machine, radiator, wall mounted central heating boiler, double glazed window, opening onto;



DINING AREA

Double glazed window, door leading to;



CONSERVATORY

11'0 x 7'1 (3.35m x 2.16m)

Double glazed windows to three sides, double glazed French doors to outside, radiator, wood effect flooring.



INNER HALLWAY

Door allowing access to the outside, door to;

DOWNSTAIRS WC

Low level WC, frosted window.

FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

16'5 x 8'6 (5.00m x 2.59m)

Two double glazed windows, radiator.



BEDROOM TWO

11'6 x 9'8 (3.51m x 2.95m)

Double glazed window, radiator.



BEDROOM THREE

11'5 x 6'0 (3.48m x 1.83m)

Double glazed window, fitted wardrobes and storage cupboards, radiator.



BATHROOM

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



EXTERNALLY

The property has walled garden frontage together with a small side garden area.

To the rear of the house there is a patio style garden with raised borders, timber shed and green house. There is also a good sized driveway providing off road parking.



COUNCIL TAX BAND - B