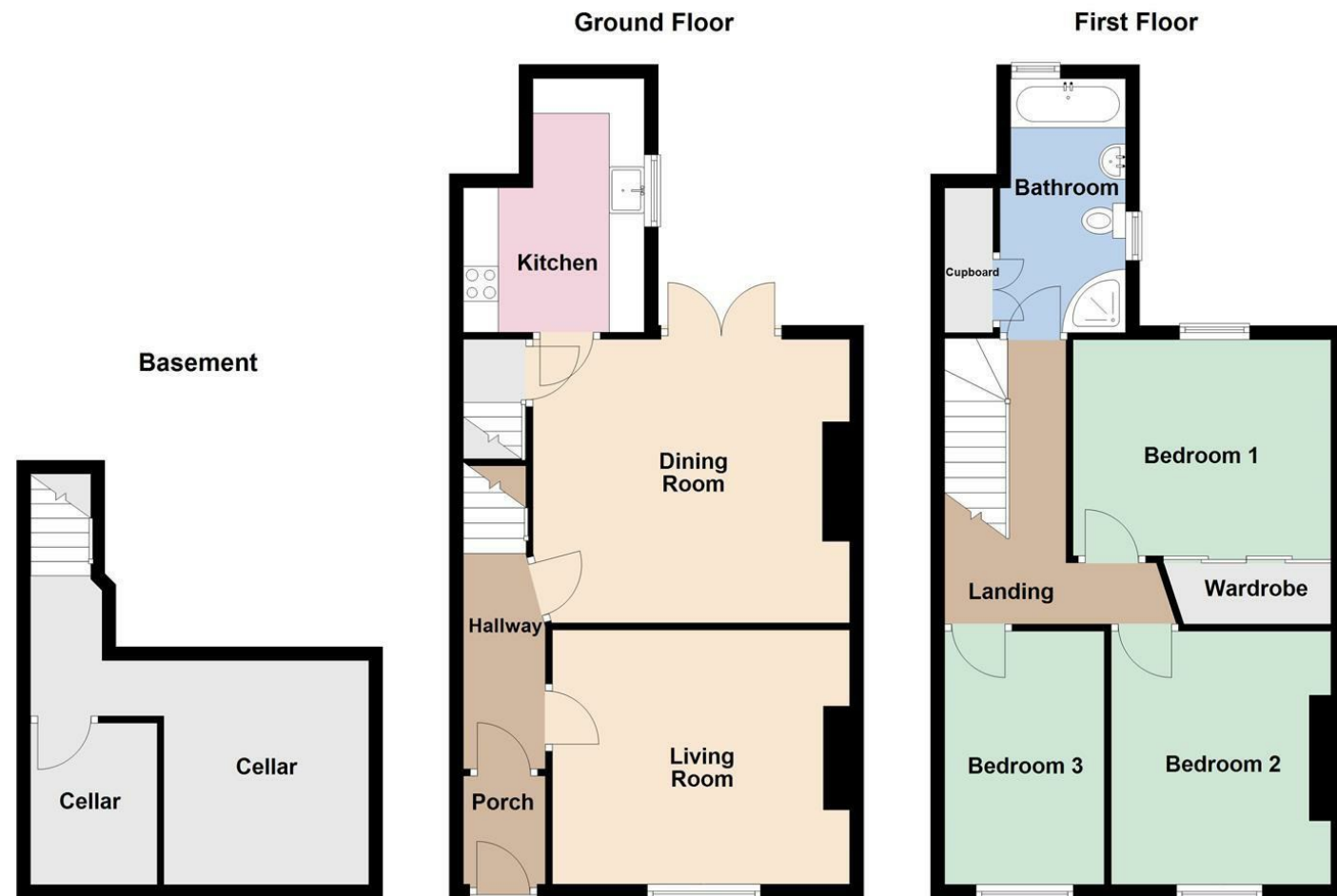




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



This well-presented THREE-BEDROOM SEMI-DETACHED home has been tastefully renovated by the current owners and benefits from OFF-ROAD PARKING and a PRIVATE COURTYARD GARDEN. The property comprises a hallway, a spacious living room with a multi-fuel burner, a dining room with access to the cellar, and a fitted shaker-style kitchen with integrated appliances. To the first floor, there are three bedrooms and a modern family bathroom with a bath and a separate shower cubicle. Externally, there is a paved area providing OFF-ROAD PARKING, while a gated side entrance leads to a PRIVATE, LOW-MAINTENANCE COURTYARD GARDEN.

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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.
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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.

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PORCH

Composite door and tiled flooring.

HALLWAY

Period-style radiator, wooden flooring, and stairs to the first floor.



LIVING ROOM

11'11 x 13'11 (3.63m x 4.24m)
uPVC double-glazed sash window, multi-fuel burner, period-style radiator, and wooden flooring.



DINING ROOM

13'4 x 15'3 (4.06m x 4.65m)
uPVC double-glazed double doors, gas fire, period-style radiator, wooden flooring, and access to the cellar.



KITCHEN

11'11 x 8'6 (max) (3.63m x 2.59m (max))
uPVC double-glazed window, fitted shaker-style wall and base units with a wooden worktop, four-ring electric hob and integrated oven, ceramic Belfast sink with mixer tap, integrated appliances including fridge freezer, washing machine, and wine cooler, and tiled flooring with under floor heating.



FIRST FLOOR LANDING

Period-style radiator and loft access.



BEDROOM ONE

9'11 x 11'2 (3.02m x 3.40m)
uPVC double-glazed window, built-in wardrobe with sliding doors, and period-style radiator.



BEDROOM TWO

12 x 9'10 (3.66m x 3.00m)
uPVC double-glazed sash window and period-style radiator.



BEDROOM THREE

12 x 7'6 (3.66m x 2.29m)
uPVC double-glazed sash window and period-style radiator.



BATHROOM

12'2 x 5'6 (3.71m x 1.68m)
Two uPVC double-glazed windows, enclosed corner shower cubicle with wall-mounted shower fitment, bath with mixer tap, WC with push flush, wash basin with mixer tap, period-style radiator, built-in cupboard housing a combi boiler, part-tiled walls, and tiled flooring.



CELLARS

7'7 x 6 & 10'6 x 9'7 (2.31m x 1.83m & 3.20m x 2.92m)
Light and power.

EXTERIOR

The front of the property features a paved area that provides off-road parking. A gated side entrance leads to the rear, where a private, low-maintenance courtyard-style garden is enclosed by stone walls.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: D