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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.

Located in a popular residential area, this **THREE BEDROOM SEMI DETACHED** home has been **FULLY REFURBISHED** to a high standard by the current owner. Comprising an entrance hall, living room, and a spacious dining kitchen with built-in appliances. The first floor boasts three bedrooms, two of which are doubles, and a modern shower room. Externally, there is a **DRIVEWAY** with parking for two vehicles, whilst the rear offers an enclosed garden.

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HALLWAY

Composite door, radiator, Under stairs storage cupboard, and stairs to the first floor.



LIVING ROOM

10'6 x 13'7 (3.20m x 4.14m)
uPVC double glazed windows, and a radiator.



DINING KITCHEN

9'8 x 20'9 (2.95m x 6.32m)
uPVC double glazed double doors and window, a range of fitted base and wall units with quartz worktop, ceramic Belfast sink with a mixer tap over, five-ring gas NEFF hob, integral NEFF appliances including oven, wine cooler, and dishwasher. Breakfast bar, radiator, and tiled flooring.



SIDE PORCH

uPVC doors to both the front and rear.

UTILITY

Plumbing for a washing machine and dryer.

STORE ROOM

uPVC double glazed window.

FIRST FLOOR LANDING

uPVC double glazed window, and access to the boarded loft space.

BEDROOM ONE

9'10" x 13'3" (3.00m x 4.06m)
uPVC double glazed window and a radiator.



BEDROOM TWO

10'7 x 13'3" (max) (3.23m x 4.04m (max))
uPVC double glazed window and a radiator.



BEDROOM THREE

7'5 x 9'2 (max) (2.26m x 2.79m (max))
uPVC double glazed window, built-in cupboard, and a radiator.



SHOWER ROOM

5'6 x 6'9 (1.68m x 2.06m)
uPVC double glazed window, walk-in shower cubicle with a wall-mounted shower fitment, WC with a push flush, wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

To the front of the property is a block-paved driveway with parking for two vehicles, connection for an EV charger, and a secure storage shed. To the rear is an enclosed garden with a patio and raised lawn.



NOTES

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

