





**£385,000**

Situated a short distance from local amenities, schools and parks this well presented three bedroom mid terraced home which overlooks the local green, is welcomed to the market comprising of lounge, open plan kitchen/ dining room, upstairs bathroom and both front and rear gardens.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, door to lounge, opening to kitchen/dining room.

## LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen/dining room.

## KITCHEN/DINING ROOM

Double glazed window and sliding door to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for tumble dryer, space for cooker with extractor fan over, space for fridge freezer.

## LANDING

Airing cupboard housing wall-mounted gas boiler, storage cupboard, access to loft space.

## BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobe, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard, radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, panelled bath with shower over, pedestal wash hand basin, heated towel rail.

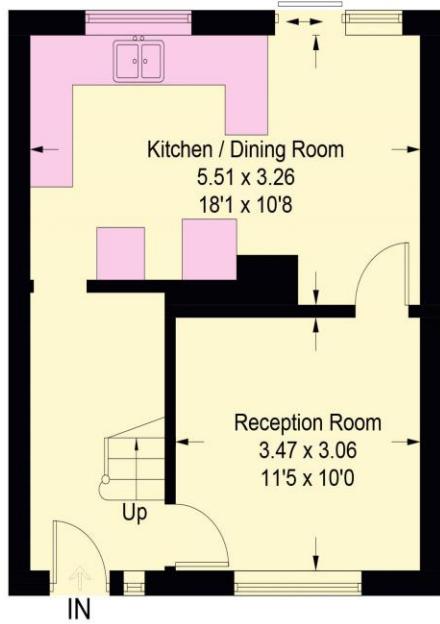
## OUTSIDE

## FRONT GARDEN

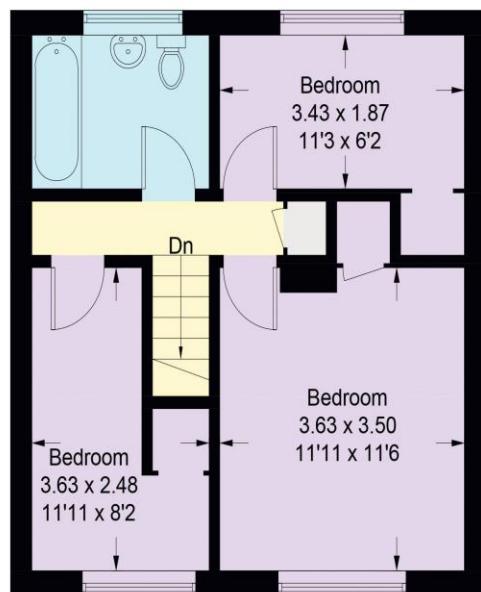
Mainly laid to lawn with path to front door, flower and shrub borders.

## REAR GARDEN

Mainly laid to lawn with patio and decked area, garden shed, outside tap, side access.



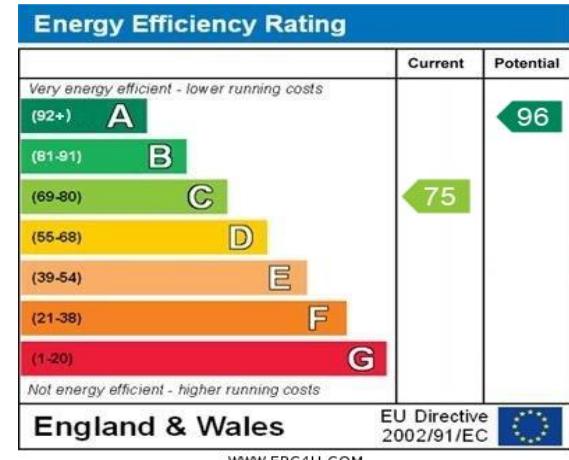
Ground Floor



First Floor

## Eight Acres

Approximate Total Area  
808 sq ft / 75.1 sq m



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.