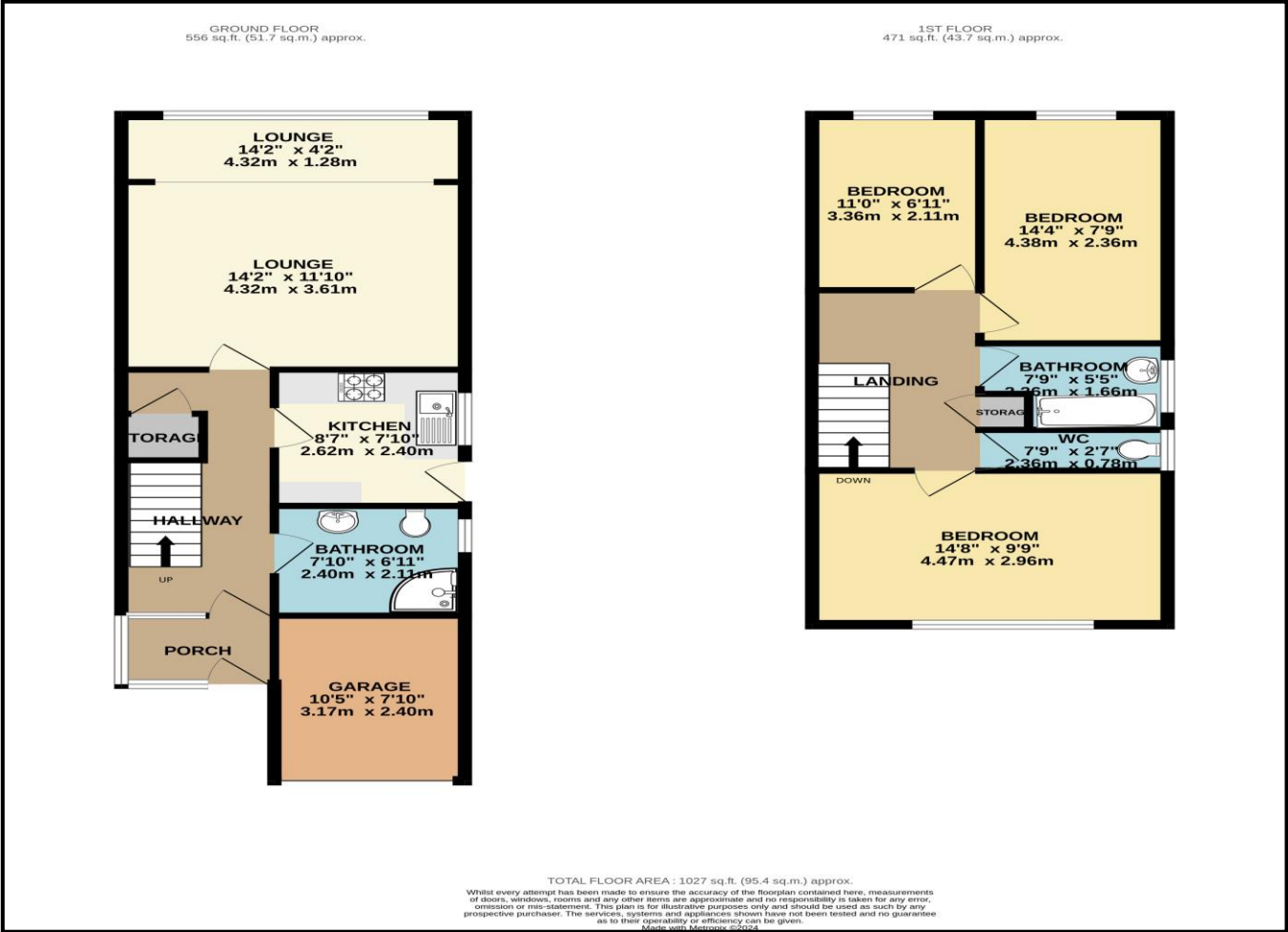


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Approach	The property is approached via a tarmacadam front driveway allowing off road parking leading to garage door, front entrance porch door and side gate leading to rear garden.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, stairs rising to first floor landing and doors leading into lounge, fitted kitchen, downstairs bathroom and under stairs storage cupboard.
Lounge	14' 5" x 16' 1" (4.39m x 4.89m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and feature fireplace with brick surround.
Fitted Kitchen	8' 7" x 7' 10" (2.62m x 2.40m) Having ceiling light point, power points, double glazed window to side elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half sink drainer unit with mixer tap, integrated four ring gas hob, integrated oven and microwave, space for fridge/freezer, plumbing for washing machine, tilling to splash prone areas and linoleum flooring.
Downstairs Shower Room	7' 10" x 6' 11" (2.40m x 2.11m) Having ceiling light point, obscure double glazed window to side elevation, suite comprises of corner shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, panelling to walls and linoleum flooring.
Garage	10' 5" x 7' 10" (3.17m x 2.40m)
First Floor Landing	Having ceiling light point, doors leading into all bedrooms, family bathroom and airing cupboard.
Bedroom One	14' 8" x 9' 9" (4.47m x 2.96m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	14' 4" x 7' 9" (4.38m x 2.36m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	11' 0" x 6' 11" (3.36m x 2.11m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	7' 5" x 5' 5" (2.26m x 1.66m) Having ceiling light point, gas central heating radiator, obscure double glazed to side elevation, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with hot and cold water taps and tiling to walls.
Separate W/C	Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation and low level W/C.
Rear Garden	The rear of the property comprises of paved patio area with steps leading up to astro turf lawned area, further stone chipped area, fencing and brick built wall to its perimeters.