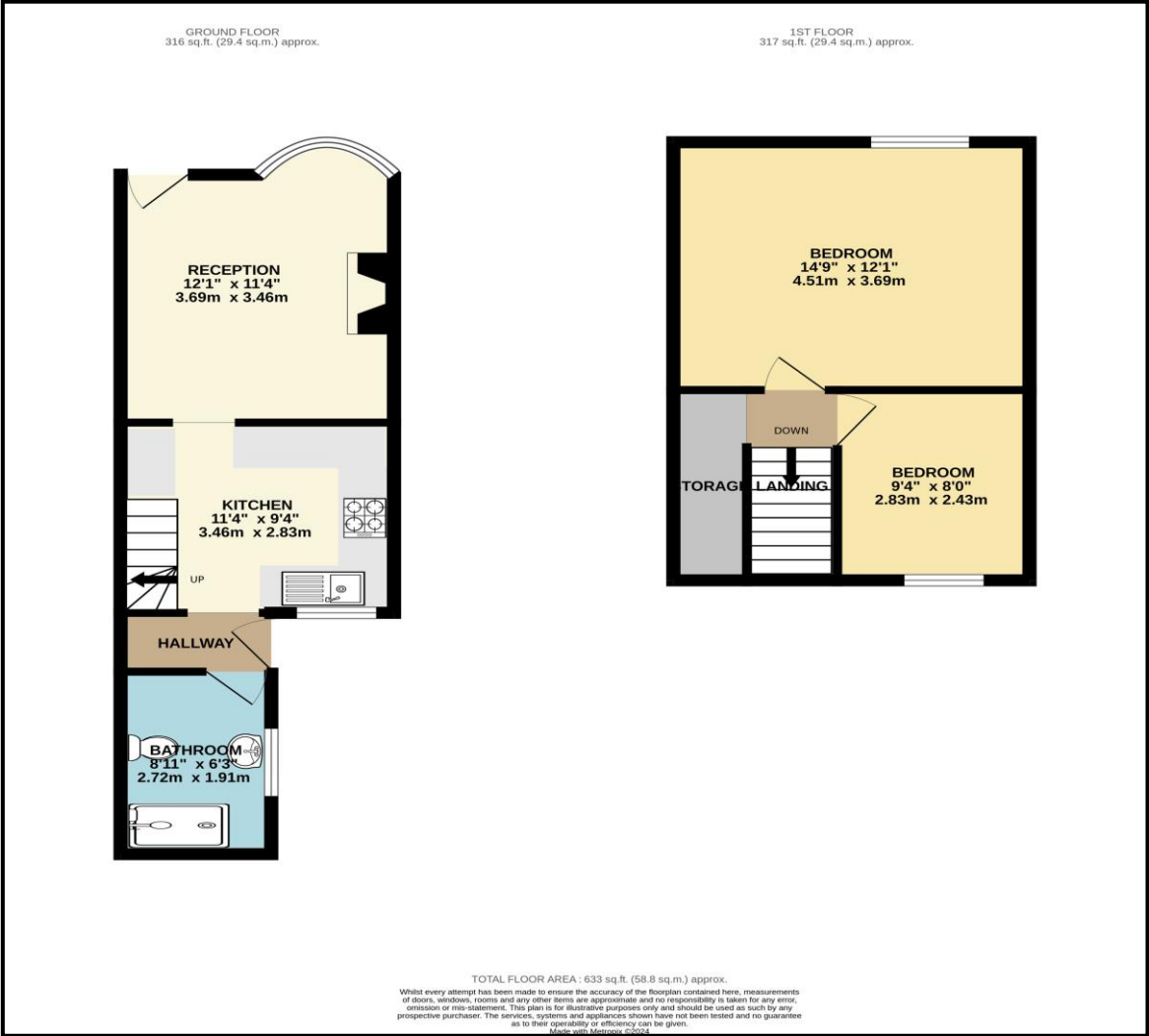
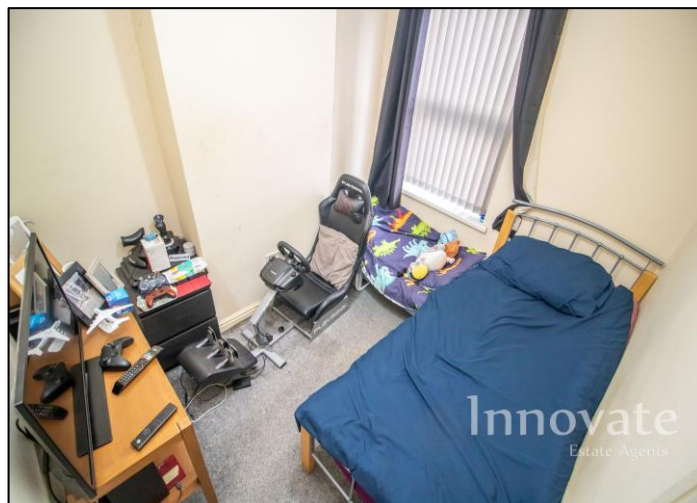
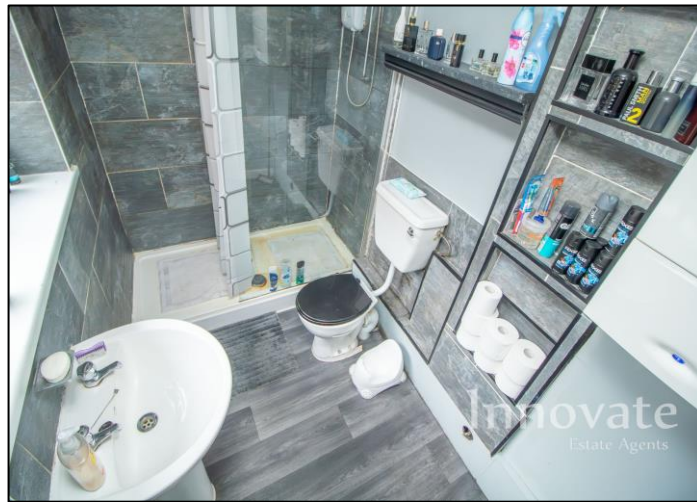


Innovate

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Approach	The property is approached via a lawned fore garden with paved pathway leading to front entrance door.
Lounge	12' 1" x 11' 4" (3.69m x 3.46m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature gas fire with decorative surround and door leading into fitted kitchen.
Fitted Kitchen	11' 4" x 9' 3" (3.46m x 2.83m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above and oven below, breakfast bar, space for fridge/freezer, plumbing for washing machine, tiling to walls, linoleum flooring, stairs rising to first floor landing and door leading to lobby.
Lobby	Having door leading into downstairs bathroom and door to side leading to rear garden.
Downstairs Bathroom	8' 11" x 6' 3" (2.72m x 1.91m) Having ceiling light point, obscure double glazed window to side elevation, gas central heated towel radiator, suite comprises of walk in shower cubicle with electric shower and shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
First Floor Landing	Having ceiling light point, doors leading into both bedrooms and storage room.
Bedroom One	14' 10" x 12' 1" (4.51m x 3.69m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	9' 3" x 8' 0" (2.83m x 2.43m) Having ceiling light point, power points and double glazed window to rear elevation.
Storage Room	Having ceiling light point.
Rear Garden	The rear of the property comprises of paved patio area laid to lawned area, fencing to its perimeters and side gate leading to shared side entry.