



In our opinion a well presented three bedroom semi detached house. The property has good potential with a garage to the side and features that include: off street parking, a conservatory, two reception rooms, double glazing and gas central heating.

**Bury Street
N9**

**Offers in excess of
£475,000 F/H**

GROUND FLOOR:

ENTRANCE:

Off street parking for one car, garage to side, path to porch to front door

HALLWAY:

Radiator, stairs to first floor, understairs cupboard, telephone point, doors to receptions 1 and 2 and kitchen

RECEPTION 1:

13' 3" x 11' 10" (4.04m x 3.60m); Double glazed bay window to front aspect, fireplace, tv point, telephone point, radiator

RECEPTION 2:

13' 1" x 10' 0" (3.98m x 3.05m); Window to rear aspect, door to conservatory, feature fireplace, radiator

KITCHEN:

11' 3" x 7' 4" (3.43m x 2.23m); Fitted wall and base units with roll edge worksurfaces, space for gas cooker, stainless steel sink/drainers with mixer tap, plumbed for washing machine, space for fridge/freezer, wall mounted combi boiler, radiator, double glazed window to side aspect, door to conservatory

CONSERVATORY:

14' 10" x 8' 8" (4.52m x 2.64m); Double glazed windows to side and rear aspects, door to garden

FIRST FLOOR:

LANDING:

Double glazed window to side aspect, doors to bedrooms, bathroom and wc

BEDROOM 1:

13' 5" x 11' 4" (4.09m x 3.45m); Double glazed bay window to front aspect, radiator

BEDROOM 2:

13' 0" x 9' 0" (3.96m x 2.74m); Double glazed window to side aspect, radiator, fitted wardrobes

BEDROOM 3:

9' 3" x 6' 1" (2.82m x 1.85m); Double glazed window to front aspect, radiator, fitted wardrobe

BATHROOM:

7' 5" x 5' 7" (2.26m x 1.70m); Panel bath with mixer tap and shower attachment, pedestal hand wash basin, radiator, airing cupboard, tiled walls, double glazed window to rear aspect

SEPARATE WC:

Low flush wc, partly tiled walls, double glazed window to side aspect

REAR GARDEN:

35' (10.66m); Patio area with step down to lawn, path to rear, shrub borders, shed, door to garage, side access

VIEWINGS:

Strictly by appointment

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