



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.

Situated within the highly popular location of Burbage and OFFERED FOR SALE WITH NO ONWARD CHAIN is this period semi-detached property benefitting from LARGE GARDENS with superb ROOFTOP VIEWS TO THE REAR together with a DETACHED GARAGE.

Comprising; reception hallway, lounge with sitting room area, dining room, extended breakfast kitchen, utility room, WC, FOUR BEDROOMS, bathroom and separate WC.

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ENTRANCE PORCH

6'10 x 4'1 (2.08m x 1.24m)

Double glazed entrance door, double glazed window, double glazed glass roof.

SPACIOUS RECEPTION HALLWAY

16'2 x 9'9 maximum (4.93m x 2.97m maximum)

Stairs to first floor, three wall light points, under stairs storage cupboard, part wood panelling to walls, radiator, plate rack.



LIVING ROOM

12'8 x 11'6 (3.86m x 3.51m)

Radiator, wall mounted living flame gas fire, three wall light points, ceiling coving, opening onto;



SITTING ROOM

11'2 x 7'2 (3.40m x 2.18m)

Double glazed sliding patio doors opening onto the rear terrace, radiator.

DINING ROOM

13'6 x 12'9 into bay (4.11m x 3.89m into bay)

Double glazed bay window, two radiators, ceiling coving, two wall light points.



EXTENDED BREAKFAST KITCHEN

21'6 x 10'1 narrowing to 7'2 (6.55m x 3.07m narrowing to 2.18m)

Fitted with base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, space for washing machine, fridge and dishwasher, wall mounted central heating boiler, three double glazed windows, meter cupboard, built in storage cupboard with shelving, two glazed internal windows and door leading to;



UTILITY ROOM

6'9 x 6'7 (2.06m x 2.01m)

Glazed window, space for chest freezer and tumble dryer, door to outside and door to;

DOWNSTAIRS WC

Low level WC, part tiled walls, frosted window.

SPACIOUS FIRST FLOOR LANDING

11'0 x 9'1 (3.35m x 2.77m)

Picture rail, radiator.

BEDROOM ONE

11'7 x 11'0 (3.53m x 3.35m)

Double glazed window with rooftop views, vanity wash hand basin with cupboard beneath, radiator, picture rail.



BEDROOM TWO

12'9 x 11'5 (3.89m x 3.48m)

Two double glazed windows, vanity wash hand basin with cupboard beneath, radiator, picture rail.



BEDROOM THREE

11'5 x 8'11 (3.48m x 2.72m)

Two double glazed windows with rooftop views to the rear, radiator, picture rail, wall light point.

BEDROOM FOUR

7'4 x 7'1 (2.24m x 2.16m)

Double glazed window, radiator.

FAMILY BATHROOM

Panelled bath with shower fittings over, pedestal wash hand basin, airing cupboard with storage space, tiled walls, heated towel rail, frosted double glazed window.



SEPARATE WC

Low level WC, frosted double glazed window, tiled walls.

EXTERNALLY

To the front of the property there is a driveway providing ample off road parking leading to the garage, there is a lawned garden with borders and walled frontage.

The rear of the house offers a spacious terrace with seating area and steps leading to the main garden, laid to lawn with borders, superb rooftop views and enclosed boundaries.



DETACHED GARAGE

16'8 x 9'11 (5.08m x 3.02m)

Up and over door, double glazed window and glazed window, electric power and lighting.