



Located in a popular residential area, this THREE-BEDROOM SEMI-DETACHED home comprises a porch, hallway, living room, dining room, fitted kitchen, three bedrooms, shower room, and a separate WC. Externally, the property boasts OFF ROAD PARKING to the front and an extensive lawned garden to the rear.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in a popular residential area, this THREE-BEDROOM SEMI-DETACHED home comprises a porch, hallway, living room, dining room, fitted kitchen, three bedrooms, shower room, and a separate WC. Externally, the property boasts OFF ROAD PARKING to the front and an extensive lawned garden to the rear.

PORCH

Composite door and uPVC double glazed windows.

HALLWAY

uPVC double glazed window, radiator, built in cupboard, and stairs to the first floor.

LIVING ROOM

11'1" x 14'0" (3.38m x 4.29m)

uPVC double glazed window, radiator, and a gas fire.



DINING ROOM

8'7" x 10'4" (2.64m x 3.15m)

uPVC double glazed window, radiator, and gas fire.



KITCHEN

8'7" x 9'8" (2.64m x 2.97m)

uPVC door and double glazed window, fitted base and wall units, stainless steel sink and drainer with a mixer tap, space for a cooker, plumbing for a washing machine and dryer, radiator, and tile effect flooring.



LANDING

uPVC double glazed window and loft access.

BEDROOM ONE

11'1" x 10'7" (3.38m x 3.25m)

uPVC double glazed window, radiator, and fitted wardrobes.



BEDROOM TWO

8'9" x 12'4" (2.67m x 3.76m)

uPVC double glazed window, radiator, fitted wardrobes, and a built in cupboard housing the boiler.



BEDROOM THREE

8'0" x 9'6" (max) (2.44m x 2.90m (max))

uPVC double glazed window, radiator, and fitted wardrobes.



SHOWER ROOM

5'6" x 4'11" (1.68m x 1.50m)

uPVC double glazed window, enclosed shower cubicle with a wall mounted shower fixture, washbasin, and a radiator.



WC

5'6" x 2'7" (1.68m x 0.79m)

uPVC double glazed window and radiator.

EXTERIOR

To the front of the property is a tarmac driveway and an enclosed lawned garden. To the rear is a patio and a generous lawned garden.



NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

