



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.

Located in the desirable area of Dale Side, this spacious and well-presented FOUR-BEDROOM SEMI-DETACHED property offers versatile living spaces set over three floors. The ground floor features an entrance hall, study, open-plan kitchenette and sitting room, a double bedroom, fitted bathroom, and a WC. The first floor boasts a large contemporary open-plan living kitchen area, a spacious main bedroom, and a family bathroom.

The second floor includes two further double bedrooms and a potential additional room accessed through bedroom three. Outside, the property benefits from an integral GARAGE/WORKSHOP, a low-maintenance enclosed yard, and ample OFF-ROAD PARKING.

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#### HALLWAY

Entrance door, radiator, stairs to the first floor, and access to the garage.

#### STUDY

9'3 x 6'3 (max) (2.82m x 1.91m (max))  
Double glazed window and radiator.

#### SITTING ROOM

13' x 10'4 (3.96m x 3.15m)  
Double glazed window and radiator.



#### BATHROOM

6'10 x 11'4 (2.08m x 3.45m)  
Double glazed windows, bath with wall-mounted shower fitting, pedestal wash basin with mixer tap, WC with push flush, Glow-worm combi boiler, radiator, part-tiled walls, and tiled flooring.



#### BATHROOM

5'7 x 8'10 (1.70m x 2.69m)  
Double glazed window, bath with wall mounted shower fitting, WC with push flush, wash basin with mixer tap, ladder style radiator, tiled walls, and flooring.



#### BEDROOM THREE

13'2 x 10'3 (4.01m x 3.12m )  
Double glazed Velux window, radiator, and access to further room with potential for conversion (15'11 x 10'4)



#### KITCHENETTE / DINING AREA

6'9 x 12'1 (2.06m x 3.68m)  
Fitted base and wall units, two-ring electric hob and integrated oven, stainless steel sink and drainer with mixer tap, radiator, and tiled floor.



#### HALLWAY

External door and built-in cupboard with plumbing for a washing machine.

#### BEDROOM FOUR

9'2 x 11'8 (2.79m x 3.56m)  
Double glazed window and radiator.

#### WC

WC with push flush, wash basin with mixer tap, and wood-effect flooring.

#### INTEGRAL GARAGE

21'8 x 19'8 (max) (6.60m x 5.99m (max))  
Garage door, light, and power.

#### FIRST FLOOR LANDING

Stairs to the second floor.

#### OPEN PLAN LIVING KITCHEN AREA

26'3 x 20'5 (8.00m x 6.22m)  
External door, four double glazed windows, a range of fitted wall and base units with marble-effect worktop, five-ring gas hob, integrated oven, microwave and grill, plumbing for a dishwasher, three period-style radiators, tiled flooring, and built-in cupboard housing a Vaillant combi boiler.

#### BEDROOM ONE

19'6 x 18'3 (max) ( 5.94m x 5.56m (max))  
Two double glazed windows, built in wardrobes, and two period style radiators.



#### SECOND FLOOR LANDING

Double glazed Velux window.

#### BEDROOM TWO

11'3 x 21'3 (max) (3.43m x 6.48m (max))  
Two double glazed Velux windows and radiator.

#### EXTERIOR

The property offers off road parking for up to 4 vehicles as well as an enclosed yard with a decked seating area located to the side of the property.



#### NOTES

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C