

Ground Floor



First Floor



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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Situated in a quiet cul-de-sac, this well-presented SEMI-DETACHED home is located in a popular residential area. The ground floor features a porch, a spacious open-plan living and dining area with uPVC double doors to the rear garden, and a modern fitted kitchen with integrated appliances.

Upstairs, there are THREE BEDROOMS, two of which are doubles, and a family bathroom. Externally, the property benefits from OFF-ROAD PARKING, a GARAGE with light and power, and an enclosed rear garden with a patio and lawn.



This well-presented SEMI-DETACHED home comprises: to the ground floor a porch, spacious open-plan living and dining area with uPVC double doors to the rear garden, and a modern fitted kitchen with integrated appliances. Upstairs, there are THREE BEDROOMS, two of which are doubles, and a family bathroom. Externally, the property benefits from OFF-ROAD PARKING, a GARAGE with light and power, and an ENCLOSED REAR GARDEN with a patio and lawn. Situated in a quiet cul-de-sac location in a popular residential area.

**PORCH**

Composite door, radiator, and stairs to the first floor.

**LIVING ROOM & DINING AREA**

21'5 x 14'1 (max) (6.53m x 4.29m (max))  
uPVC double-glazed door and double doors to the rear, two radiators, electric fire, and wood-effect flooring.



**KITCHEN**

8'9 x 8'4 (2.67m x 2.54m)  
Composite door, uPVC double-glazed window, fitted wall and base units with a wooden worktop, four-ring electric hob, integrated oven, ceramic Belfast sink with mixer tap, integrated fridge and freezer, integrated washing machine, built-in cupboard, radiator, and wood-effect flooring.



**LANDING**

uPVC double-glazed window and loft access.

**BEDROOM ONE**

10'7 x 10'6 (3.23m x 3.20m )  
uPVC double-glazed window and radiator.



**BEDROOM TWO**

10'9 x 8'5 (3.28m x 2.57m)  
uPVC double-glazed window, radiator, and built-in cupboard.



**BEDROOM THREE**

6'10 x 6'6 (2.08m x 1.98m)  
uPVC double-glazed window, radiator, and built-in cupboard.



**BATHROOM**

7'6 x 6'5 (2.29m x 1.96m)  
uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, built-in cupboard, part-tiled walls, and wood effect flooring.



**EXTERIOR**

To the front of the property is a lawned garden and a tarmac driveway leading down the side of the property, providing access to the garage. To the rear is an enclosed garden with a patio and lawn.



**GARAGE**

Electric door, light, and power.



**NOTES**

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