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Plan produced using PlanUp.



This well-presented THREE-BEDROOM SEMI-DETACHED home has been tastefully renovated by the current owners and benefits from OFF-ROAD PARKING and a PRIVATE COURTYARD GARDEN. The property comprises a hallway, a spacious living room with a multi-fuel burner, a dining room with access to the cellar, and a fitted shaker-style kitchen with integrated appliances. To the first floor, there are three bedrooms and a modern family bathroom with a bath and a separate shower cubicle. Externally, there is a paved area providing OFF-ROAD PARKING, while a gated side entrance leads to a PRIVATE, LOW-MAINTENANCE COURTYARD GARDEN.

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MISREPRESENTATION ACT 1967.

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**PORCH**

Composite door and tiled flooring.

**HALLWAY**

Period-style radiator, wooden flooring, and stairs to the first floor.



**LIVING ROOM**

11'11 x 13'11 (3.63m x 4.24m)  
uPVC double-glazed sash window, multi-fuel burner, period-style radiator, and wooden flooring.



**DINING ROOM**

13'4 x 15'3 (4.06m x 4.65m)  
uPVC double-glazed double doors, gas fire, period-style radiator, wooden flooring, and access to the cellar.



**KITCHEN**

11'11 x 8'6 (max) (3.63m x 2.59m (max))  
uPVC double-glazed window, fitted shaker-style wall and base units with a wooden worktop, four-ring electric hob and integrated oven, ceramic Belfast sink with mixer tap, integrated appliances including fridge freezer, washing machine, and wine cooler, and tiled flooring with under floor heating.



**FIRST FLOOR LANDING**

Period-style radiator and loft access.



**BEDROOM ONE**

9'11 x 11'2 (3.02m x 3.40m)  
uPVC double-glazed window, built-in wardrobe with sliding doors, and period-style radiator.



**BEDROOM TWO**

12 x 9'10 (3.66m x 3.00m )  
uPVC double-glazed sash window and period-style radiator.



**BEDROOM THREE**

12 x 7'6 (3.66m x 2.29m)  
uPVC double-glazed sash window and period-style radiator.



**BATHROOM**

12'2 x 5'6 (3.71m x 1.68m )  
Two uPVC double-glazed windows, enclosed corner shower cubicle with wall-mounted shower fitment, bath with mixer tap, WC with push flush, wash basin with mixer tap, period-style radiator, built-in cupboard housing a combi boiler, part-tiled walls, and tiled flooring.



**CELLARS**

7'7 x 6 & 10'6 x 9'7 (2.31m x 1.83m & 3.20m x 2.92m)  
Light and power.

**EXTERIOR**

The front of the property features a paved area that provides off-road parking. A gated side entrance leads to the rear, where a private, low-maintenance courtyard-style garden is enclosed by stone walls.



**NOTES**

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