



MISREPRESENTATION ACT 1967.

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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.

This modern THREE BEDROOM SEMI DETACHED property is sold with NO ONWARD CHAIN. It features three well-proportioned bedrooms, a spacious living room with double doors leading to the outside, and a fully equipped dining kitchen with modern appliances, including an integrated fridge freezer, dishwasher, and washing machine. The bathroom includes a bath with a wall-mounted shower. Outside, the property benefits from OFF ROAD PARKING, a tarmac driveway, and gated access to a private, enclosed rear garden, offering both convenience and privacy.

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HALLWAY

Composite door, radiator, wood-effect flooring, and stairs to the first floor.

KITCHEN/DINER

14'11 x 15'8 (4.55m x 4.78m)
uPVC double glazed window, a range of fitted wall and base units, four ring gas hob, and integrated oven with an extractor fan over. Stainless steel sink and drainer with a mixer tap, integrated fridge freezer, dishwasher, and washing machine. Radiator, built-in cupboard, and wood effect flooring.



LIVING ROOM

10'6 x 15'11 (3.20m x 4.85m)
uPVC double glazed double doors, uPVC double glazed window, and radiator.



WC

uPVC double glazed window, WC with push flush, pedestal wash basin with a mixer tap, radiator, and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window and radiator.



BEDROOM ONE

14'10 x 12'1 (4.52m x 3.68m)
Two uPVC double glazed windows and radiator.



BEDROOM TWO

13'10 x 8'7 (4.22m x 2.62m)
uPVC double glazed window, built-in cupboard, radiator, and loft access.



BEDROOM THREE

7'6 x 7'0 (2.29m x 2.13m)
uPVC double glazed window and radiator.



BATHROOM

5'7 x 8'4 (1.70m x 2.54m)
uPVC double glazed window, bath with wall mounted shower, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and tile effect flooring.



EXTERIOR

Tarmac driveway with gated access leading to the enclosed rear garden.



NOTES

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