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- 3 Bed Semi Detached House
- 27' Dual Aspect Lounge/Dining Room with Media Wall
- Front Garden & Parking
- A Great Family House

- Updated and Reconfigured
- Refitted Breakfasting Kitchen
- Rear Family Garden

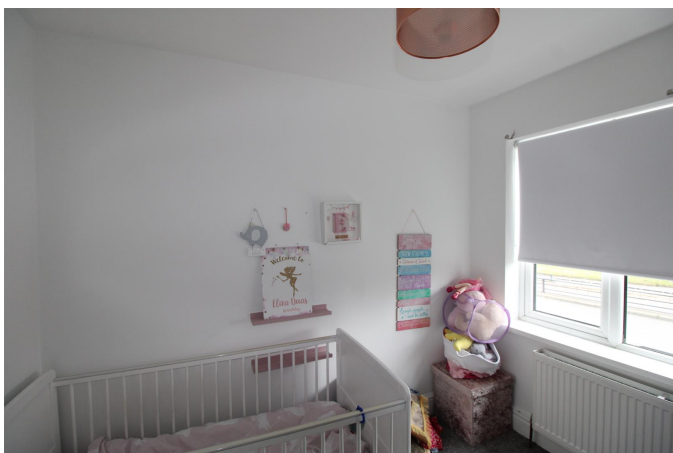
- Cloakroom/WC
- Bathroom/WC with Shower
- Sought After Location

This 3 bedroomed semi detached house has been updated and reconfigured to provide superb family accommodation, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall has a tiled floor and leads to the 27' dual aspect Lounge/Dining Room, with superb media wall with space for a flat screen tv, display recesses and mood lighting, bay to the front and French doors to the rear. There is a separate Snug, with storage cupboard and Cloakroom/WC, with low level wc and wall mounted wash basin with mirror over. The Breakfasting Kitchen has been refurbished with a range of units, split level oven with 4 ring gas hob and extractor over, plumbing for a washer, integral dishwasher with matching door and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC is fitted with a low level wc, wash basin with storage under and mirror over, panelled bath with rainhead and hand held showers over, fully tiled walls and towel warmer.

Externally, the Front Garden is lawned and there is a double width driveway. The Rear Garden is ideal for family use with decking, lawn, shed and fence surround.

Cochrane Park is a sought after residential area, well placed for local amenities including schools and conveniently placed for road and public transport links into the city, the coast and other surrounding areas.



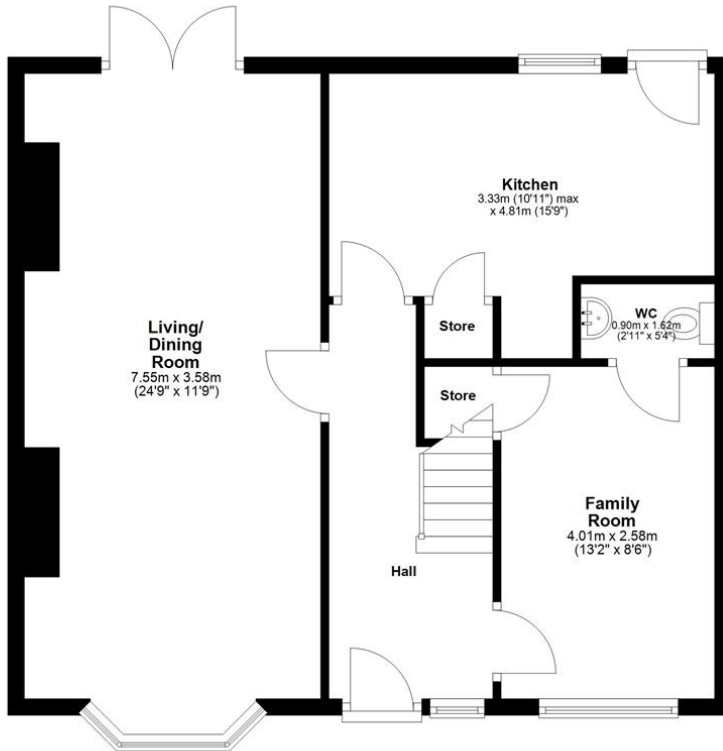


Energy Performance: Current D Potential C
Council Tax Band: C



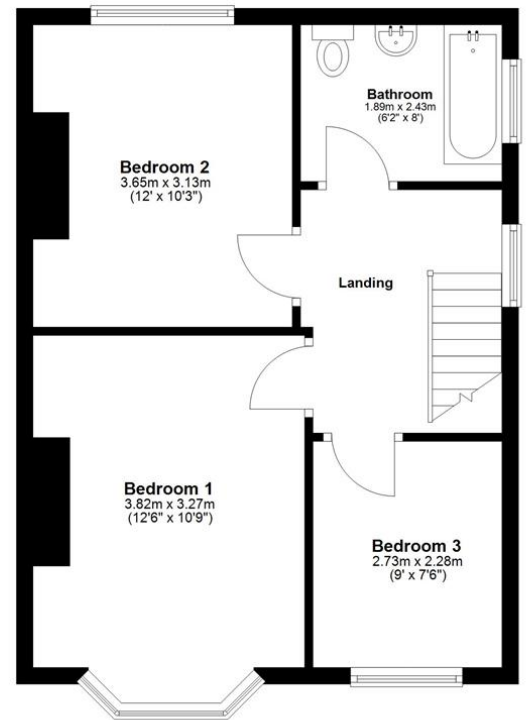
Ground Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.