



4



2



2

- 4 Bedroom Extended Semi Detached House
- South Facing Rear Garden
- Gas Central Heating
- EPC TBC

- Great Open Plan Living to the Rear
- En-suite to Bedroom 1
- Sealed Unit Double Glazed Windows

- Conservatory
- Downstairs W/C
- Council Tax Band C

4 bedroom extended semi detached house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with laminate flooring, Internal Hallway with laminate flooring at stairs to the first floor. Lounge with a box bay window to the front, modern feature fireplace, spotlights to the ceiling. Open plan living to the rear which has a Kitchen with wall and base units, work top surfaces, sink and drainer unit, integrated appliances to include a washing machine, dishwasher, dryer, wine cooler and an electric oven, grill & hob with an extractor over, laminate flooring, spotlights to the ceiling, door to rear garden, Combi boiler enclosed in wall unit, open plan to the Conservatory with laminate flooring and French doors to the rear. Downstairs W/C with a low level w/c, wall mounted hand wash basin and laminate flooring. First floor landing which has a loft hatch with pull down ladders. Bedroom 1 is to the front aspect and has spotlights to the ceiling and an En-suite which has a shower cubicle with a mains shower, low level w/c, vanity unit with a wash hand basin, spotlights to the ceiling, extractor fan and a heated towel rail. Bedroom 2 is to the front aspect and has a box bay window and sliding door fitted wardrobes, Bedroom 3 is to the rear aspect, Bedroom 4 is to the front aspect.

Externally to the front there is a block paved double width driveway giving off street parking for 2 cars, leading to a half sized garage via an electric roller door. To the rear there is an enclosed Garden with lawned, patio and decking areas which enjoys a Southerly aspect.

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

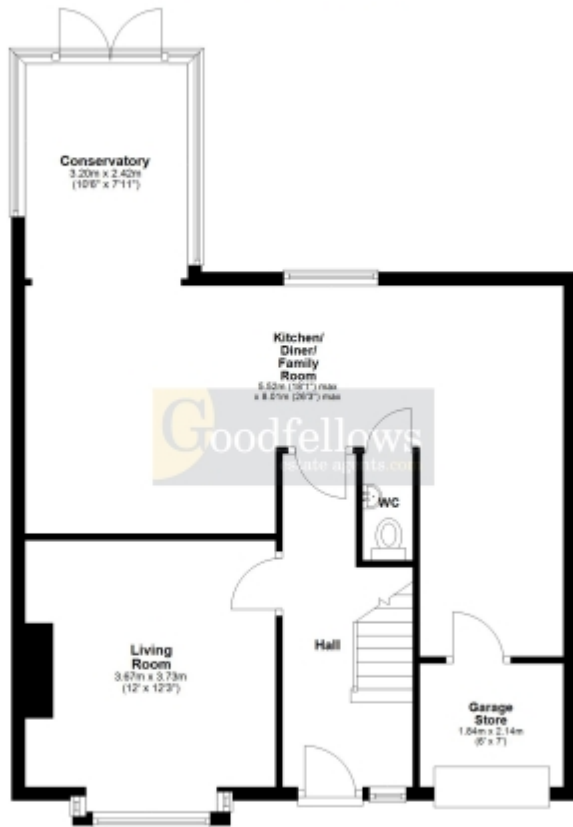
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Verified reviews from our clients

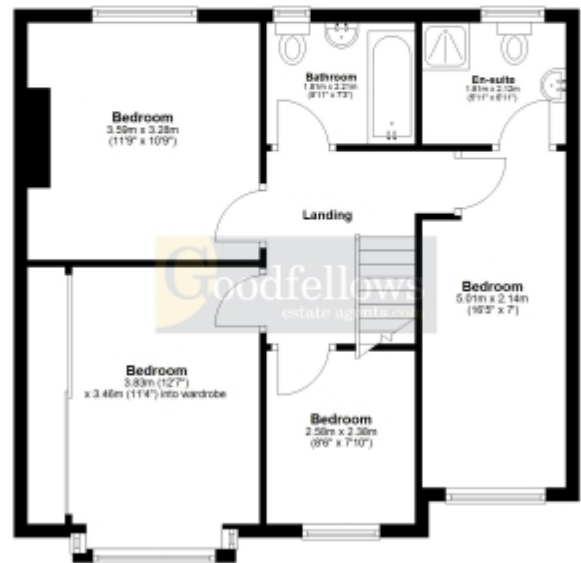
Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



Total area: approx. 128.4 sq. metres (1381.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 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.