





### Property Description

This charming semi-detached residence is located in a highly sought-after residential area, conveniently close to various amenities, transportation options, and schools. The property has been meticulously maintained and boasts a traditional design. It also benefits from an extension at the rear, providing ample and flexible living space. Additionally, the property is being offered with no upward chain making it ideal for both families and first time buyers.

### Kitchen Diner

20' 2" x 15' 2" ( 6.15m x 4.62m )

Fitted kitchen to include a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob with cooker hood over, integrated washing machine, integrated microwave, space for domestic appliances, boiler, breakfast island, double glazed french doors to the rear, double glazed window to the rear, double glazed sky light windows to the rear.

### Entrance Hall

Double glazed door to the front, central heating radiator, understairs storage cupboard. stairs to first floor accommodation.

### Cloakroom

Low level w.c., wash hand basin, central heating radiator.

### Lounge

13' 6" (plus bay) x 9' 8" ( 4.11m (plus bay) x 2.95m )

Double glazed bay window to the front, central heating radiator.



## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom One

13' 4" x 10' ( 4.06m x 3.05m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

10' 5" x 9' 7" ( 3.17m x 2.92m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

6' x 5' 9" ( 1.83m x 1.75m )

Double glazed window to the front, central heating radiator.

### Bathroom

Bath with shower over, wash hand basin, low level w.c., tiling, heated chrome towel rail, double glazed window to the rear.

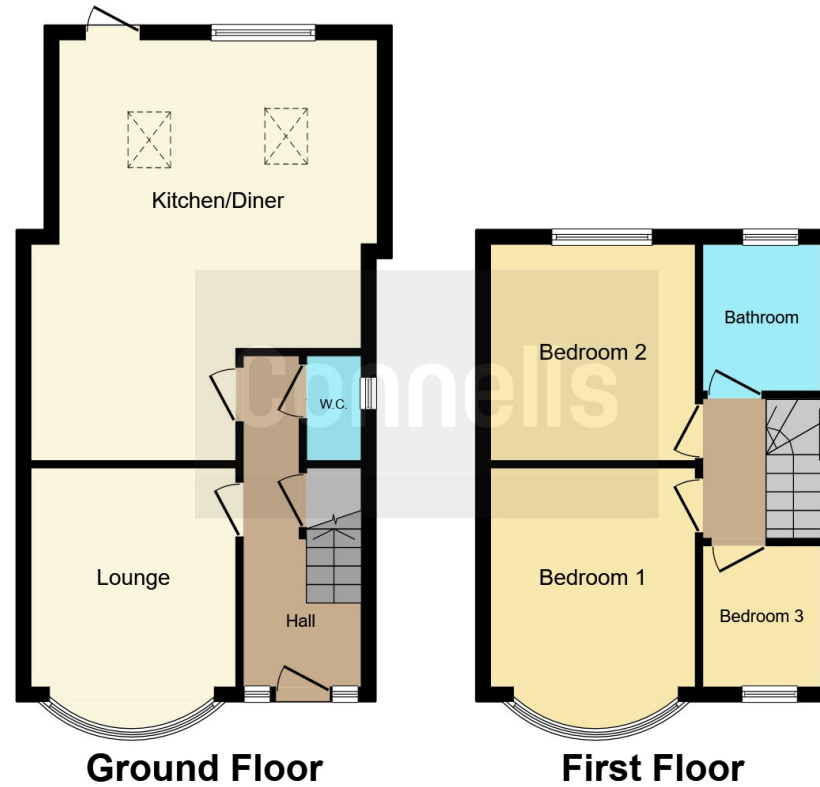
### Outside

To the front of the property tarmac driveway giving off road parking. Rear garden having slabbed area, lawned area, storage shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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