





## Property Description

A well-presented two double bedroom semi-detached family home.

This property is also a perfect mix of modern elegance and comfortable living and is only a short walk away from both local primary and secondary schools and parks. The City Centre, outer ring roads, and local shopping complex are also only a short drive away.

Located in a tranquil neighbourhood, this home offers a peaceful retreat from the hustle and bustle of city life. Perfect for families or professionals seeking comfort and style.

## Hallway

Entrance hall providing access to all areas of the ground floor accommodation. Stairs ascending to first floor with understairs storage cupboard.

## Cloakroom

Comprising low-level wc and wash hand basin.

## Lounge

11' 5" x 13' 7" ( 3.48m x 4.14m )

French doors leading out to rear garden.

## Kitchen

7' 6" x 9' 6" ( 2.29m x 2.90m )

Fitted kitchen with integrated gas hob, extractor and oven/grill fridge/freezer. Window to front elevation.

## First Floor Landing

### Bedroom One

10' 6" x 13' 5" ( 3.20m x 4.09m )

Master bedroom with window to rear elevation and gas radiator central heating.

### Bedroom Two

13' 5" x 7' 8" ( 4.09m x 2.34m )

Can be utilised as a double or single bedroom. Window to front elevation and gas radiator central heating.

## Bathroom

7' x 7' 10" ( 2.13m x 2.39m )

Comprising white three piece bath suite. Window to side elevation.

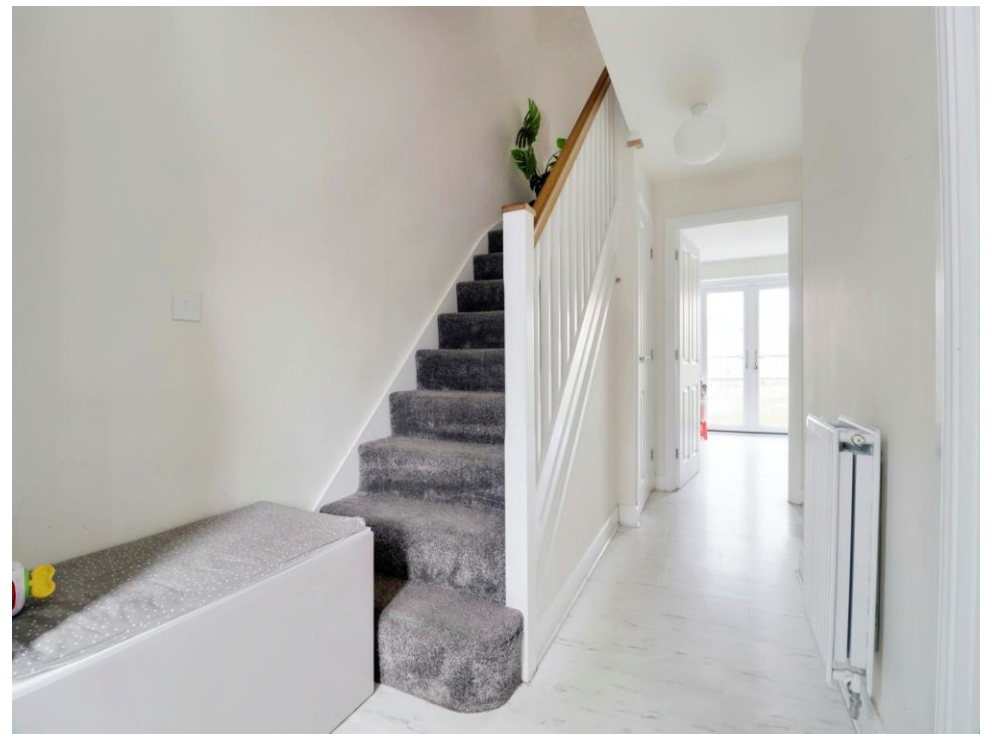
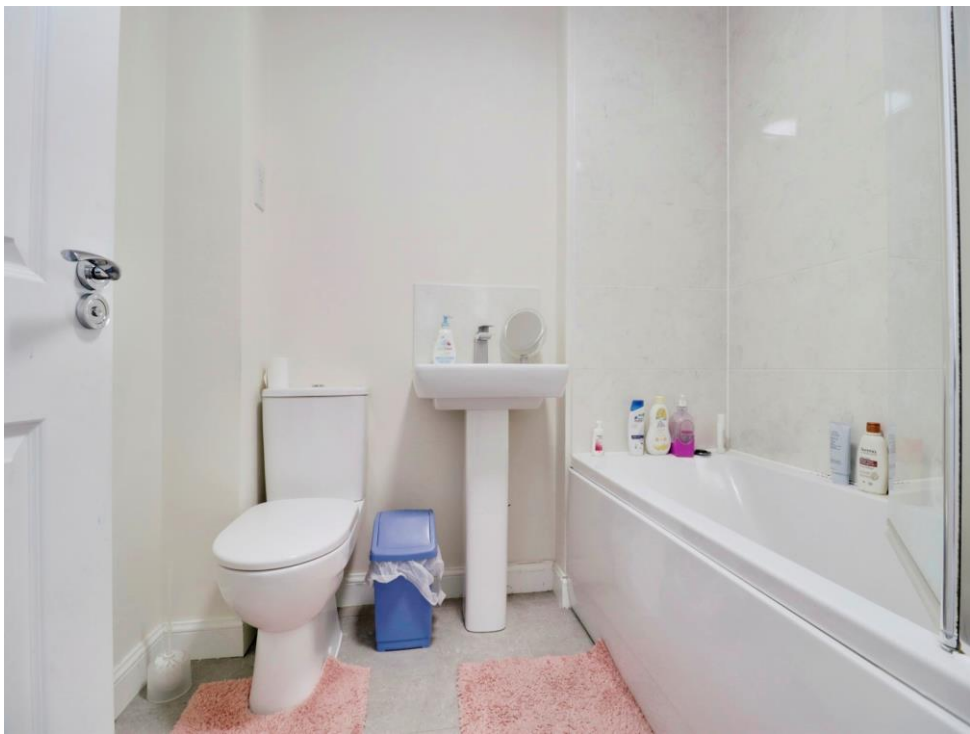
## Outside

Off street parking for two vehicles.

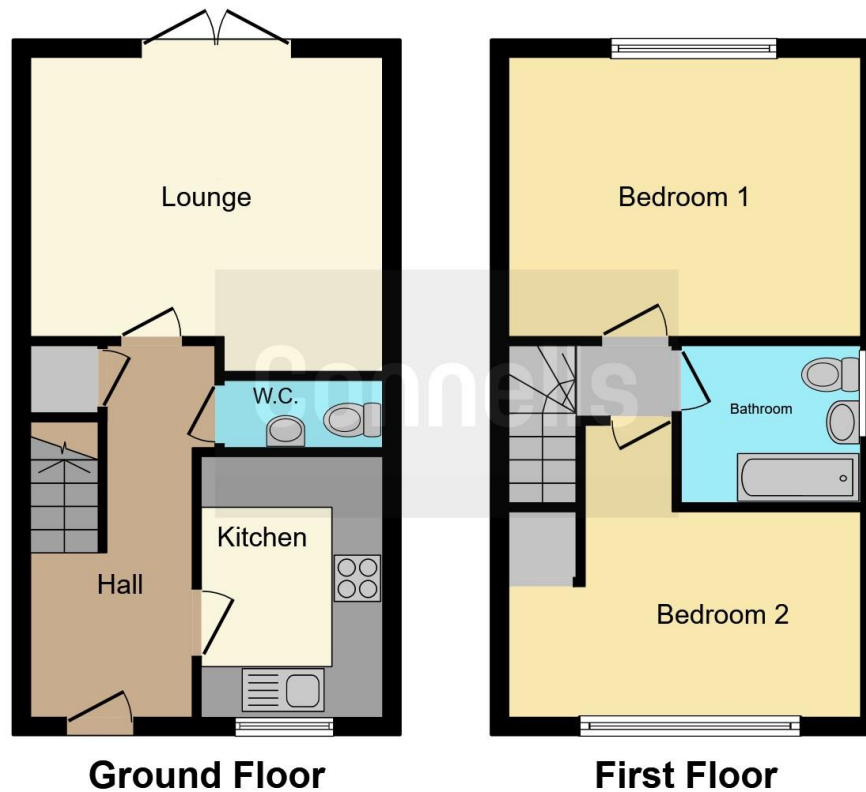
## Agent's Note











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: B**

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Tenure: Freehold



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