



## Clifton Street, offers in excess of £375,000

- 6 BEDROOMS & 3 RECEPTION ROOMS  
\*potential for self contained annex\*
- IDEAL FAMILY HOME OR INVESTMENT
- WEST END
- PARKING TO REAR
- 2 BATHROOMS & CLOAKROOM
- EPC Rating: C



 6  2  3



## About the property

POTENTIAL TO CREATE SELF CONTAINED ANNEX - FAMILY HOME - INVESTMENT. Benefiting from gas central heating. Hallway, dining room kitchen, utility room, bathroom, bedroom 6, living room, reception room, landing, 5 bedrooms, bathroom, cloakroom, parking to the rear.

## Accommodation

**Entrance Hall** Radiator, storage cupboard, original tiled floor, power points, stairs to 1st floor.

**Dining Room** 15' 4" max x 14' 4" ( 4.67m max x 4.37m )

Carpet, power points, radiator, window to side.

**Kitchen** 25' 11" x 6' 2" ( 7.90m x 1.88m )

Matching wall and base units. Space for utilities.

**Utility Room**

9' 10" x 9' ( 3.00m x 2.74m )

Space for utilities, power point, window to rear.

**Bedroom 6**

13' 8" max x 10' 10" max ( 4.17m max x 3.30m max )

On ground floor. Carpet, power points, radiator, door to living room.



### Living Room

16' 2" max x 13' 8" max ( 4.93m max x 4.17m max )

On ground floor. Carpet, power points, radiator, bay to front.

### Reception Room 13' 6" x 9' 8" max ( 4.11m x 2.95m max )

Carpet, power points, radiator, window to front. situated on ground floor.

### Bathroom

W.C, wash hand basin, bath with over head shower, window to side.

**Landing** Carpet, power points, radiator, window to front.

### Bedroom 1

15' 1" max x 12' 4" max ( 4.60m max x 3.76m max )

Carpet, power points, radiator, window.

**Bedroom 2** 14' 1" x 10' 4" ( 4.29m x 3.15m )



Carpet, power points, radiator, window to front.

**Bedroom 3** 13' 9" x 10' 5" ( 4.19m x 3.17m )

Situated on First Floor. Carpet, power points, radiator, window to rear.

**Bedroom 4** 11' 7" x 8' 10" ( 3.53m x 2.69m )

Situated on First Floor. Carpet, power points, radiator, window to side.

**Bedroom 5** 11' 5" max x 11' ( 3.48m max x 3.35m )

Carpet, power points, radiator, window to side.

**Bathroom** W.C, wash hand basin, bath, radiator, window to side.

### Cloakroom

W.C, wash hand basin, tiled areas.

### Rear Garden

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## Floorplan



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