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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE SEMI DETACHED HOUSE WITH 3 DOUBLE BEDROOMS & NO ONWARD CHAIN\*\* Immaculate Semi Detached House comprising Entrance Porch, Hallway, Lounge, Open plan Dining Room & Kitchen, Landing, 3 Bedrooms, Stylish Bathroom, Enclosed Rear Garden, Off Road Parking, No Onward Chain Involved, Council Tax Band B**

**Entrance Porch**

Double glazed entrance door, tiled floor, double glazed window to front

**Hallway**

Stairs to first floor landing, double glazed window to side

**Lounge**

13'0 x 13'8

Double glazed walk in bay window to front, radiator, gas fire set in feature surround, decorative cornice style ceiling

**Dining Room**

11'2 x 12'2

Double glazed double doors to rear, chimney breast, radiator, understairs storage area, open plan to kitchen

**Kitchen**

5'8 x 13'6

Fitted with a matching range of base & wall units with granite worktops, belfast sink with mixer taps & tiled splashbacks, range cooker with extractor hood over, integrated washing machine, double glazed windows to side & rear

**Landing**

loft access via pull down ladder, part boarded with power & light connected, wall mounted gas combination boiler

**Bedroom 1**

13'1 x 11'4

Double glazed windows to front & side, radiator, chimney breast

**Bedroom 2**

8'6 x 9'6

Double glazed window to rear, radiator, wooden laminate flooring

**Bedroom 3**

8'7 x 8'7

Double glazed window to rear, radiator, wooden laminate flooring

**Bathroom**

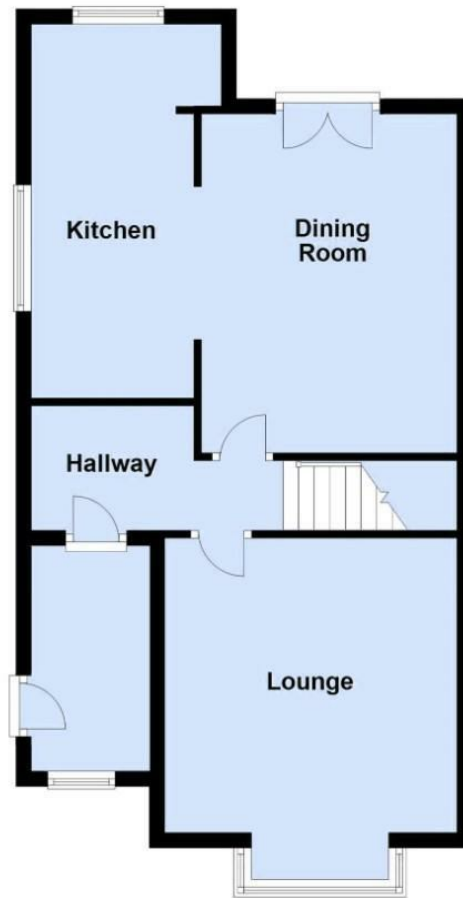
6'3 x 8'1

Fitted 3 piece suite comprising low level wc, pedestal wash hand basin, panelled bath, tiled walls, double glazed window to side, tiled floor

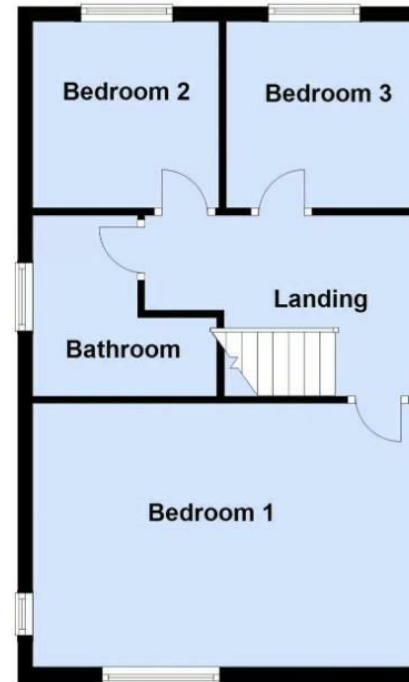
**Outside**

Enclosed rear garden, paved patio with well stocked borders, timber shed, gated access, off road parking to the front.

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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