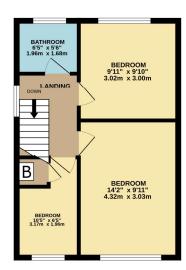
GROUND FLOOR 1ST FLOO





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuren of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guar as to their operations.

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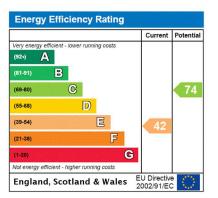
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD













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3 Bedroom Semi detached House in popular location conveniently positioned for amenities including a Train Station (C2C). Affording Off road parking, Garage, Garden, Open Lounge & Dining room. Offered with No Onward Chain

The third bedroom is positioned with outlook to the front of the home and has built in cupboard over, housing gas boiler (Vaillant Eco tec Pro 28) Fitted carpet flooring, radiator heating and double glazed window.

Entrance Hall 12'11" x 5'5" (3.94m x 1.65m)

Spacious entrance reception hallway comprising understairs storage, double glazed window at side, fitted carpet, radiator and staircase leading to 1st floor.

Kitchen 10'11" x 7'4" (3.33m x 2.24m)

Well-presented kitchen with range of fitted units and worksurfaces, sink/drainer, integrated oven and gas hob, plumbing/ space for appliances, tiled floor and tiled wall areas. Single glazed panel and door opening/looking onto lean to style conservatory. Access through to the Dining area.

Open Lounge and Dining $24'6" \times 10'9" > 8'10" (7.47m \times 3.28m > 2.7m)$

Spacious and well-presented lounge and dining design comprising double glazed window to the front, feature fireplace design, radiator heating, coved ceiling. Single glazed window and door opening onto lean to / conservatory.

Landing

The landing area has double glazed window to the side, fitted carpet, access to loft space and doors to bedrooms and bathroom.

Bedroom 1 14'2" x 9'11" (4.32m x 3.02m)

Spacious bedroom 1 comprising fitted carpet, radiator heating and double glazed window to the front

Bedroom 2 9'11" x 9'10" (3.02m x 3m)

The second bedroom is positioned with outlook to the rear of the house via double glazed window and comprises fitted carpet and radiator heating.

Bedroom 3 10'5" x 6'5" max (3.18m x 1.96m max)

Bathroom 6'5" x 5'6" (1.96m x 1.68m)

Well-presented bathroom comprising double glazed window, radiator heating, Part tiled walls, tiled floor and bath, low flush w.c and hand basin,

Lean to / Conservatory 15' x 8'1" (4.57m x 2.46m) Single Glazed, timber construct lean to / conservatory with access to the garden and to the dual driveway.

Front External

Off road parking provided and very well presented frontage. A Shared driveway leads to Garage.

Garage

The Garage is approached via dual/ shared driveway and has up and over door. The garage is dilapidated and purchasers are advised to have inspected by a professional.

Rear Garden

Pleasant garden area with lawn and gated access.





