



 3
Bedrooms

 1
Bathroom



- Extended Terraced House
- Lounge
- Study
- Kitchen
- Dining Room
- Utility/Store Room
- Three Bedrooms
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Southerly Facing Rear Garden

Wilkinson SLM are delighted to offer for sale a well presented and extended mid terrace home located on the popular Northway development and with the added bonus of a SOUTHERLY FACING REAR GARDEN.

The entrance porch opens out to the hallway with stairs leading to the first floor and doors both sides. To the right a door leads through to the dining room which in turn opens into the kitchen. The kitchen has an array of wall and base units and a door that leads to through to the utility/ store room. From here you can also access the rear garden. Returning back to the hallway a door to the left opens into the spacious lounge room that has a lovely log burner in the fireplace! Double doors then open to the study which also has double doors opening out the rear garden. The southerly facing rear garden has a paved patio seating area with the remainder being laid to lawn and a workshop located at the end of the garden with power and lighting. There is also a shed. This delightful home is further complemented by UPVC double glazing, gas central heating and ample off road parking. Book today so you don't miss out!

Lounge 21' 6" x 12' 9" (6.55m x 3.89m) maximum measurements

Study 12' 3" x 9' 8" (3.73m x 2.95m) maximum measurements

Kitchen 11' 6" x 10' 10" (3.51m x 3.30m) maximum measurements

Dining Room 15' 4" x 7' 6" (4.67m x 2.29m)

Utility/Store Room 9' 4" x 9' 1" (2.84m x 2.77m) maximum measurements

Bedroom One 12' 8" x 9' 8" (3.86m x 2.95m)

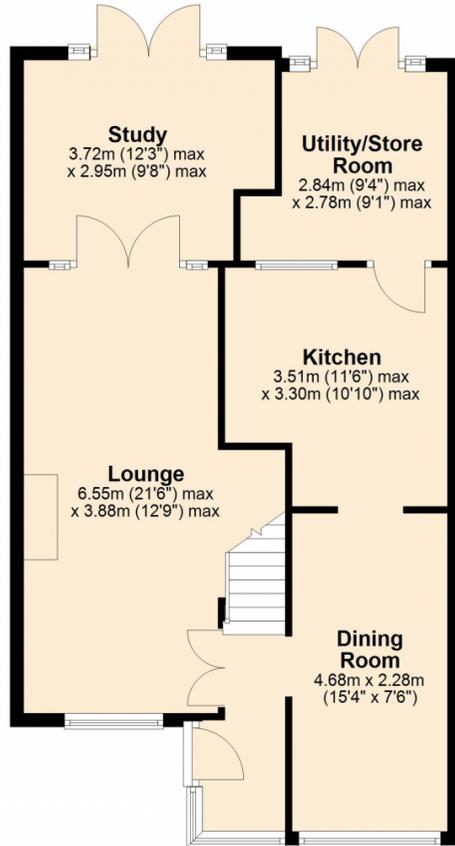
Bedroom Two 12' 8" x 7' 9" (3.86m x 2.36m)

Bedroom Three 9' 4" x 8' 8" (2.84m x 2.64m) maximum measurements

Shower Room 9' 0" x 5' 7" (2.74m x 1.70m)

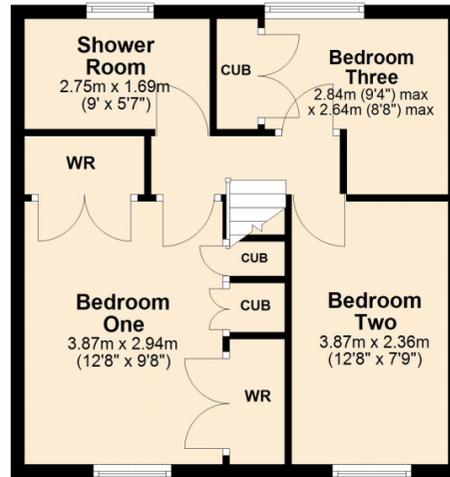
Ground Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 106.7 sq. metres (1148.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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