

12 Cumming Street, Hartshill, ST4 7NT



- NO CHAIN
- Close to local amenities
- Tenure - Freehold
- Council Tax - Band A
- EPC Rating D (66)



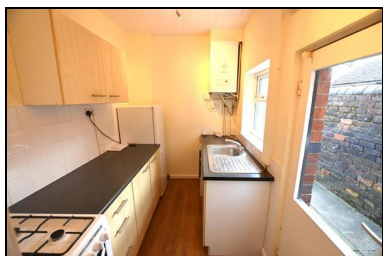
Lounge. 3.65m (12' 0") x 3.38m (11' 1")

Wooden entrance door to front, Upvc double glazed window to front, carpet to floor, boxed electric & gas meters, radiator, coving and ceiling light fitting. Door through to:



Dining Room. 3.62m (11' 11") x 3.44m (11' 3")

Upvc double glazed window to rear, carpet to floor, store cupboard, radiator, smoke alarm and ceiling light fitting. Door through to:



Kitchen. 2.71m (8' 11") x 1.80m (5' 11")

Range of wall / base units with contrasting worktops. Includes free standing cooker, washing machine, fridge & freezer, stainless steel sink with mixer tap, tiled splash backs, laminate wood effect flooring and ceiling light fitting. Upvc double glazed window to side. Part glazed wooden door to side provides access to exterior.

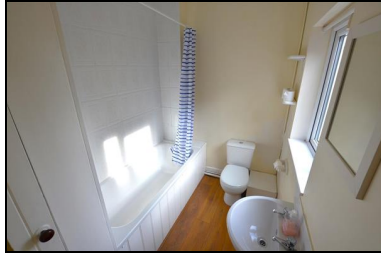
First Floor Landing.

Carpet to floor, smoke alarm and ceiling light fitting.



Bedroom 1. 3.63m (11' 11") x 3.44m (11' 3")

Upvc double glazed window to rear, carpet to floor, built in store, radiator, coving and ceiling light fitting. Door off to:



Bathroom. 2.85m (9' 4") x 1.78m (5' 10")

Suite comprising of low level w.c, wash hand basin and panelled bath with shower over. Finished with laminate wood effect flooring, built in airing cupboard, radiator, extractor fan and ceiling light fitting. Upvc double glazed window to side.



Bedroom 2. 3.62m (11' 11") x 2.48m (8' 2")

Upvc double glazed window to front, carpet to floor, radiator and ceiling light fitting.



Ensuite Shower Room.

Suite comprising of low level w.c, wash hand basin and shower enclosure. Finished with laminate wood effect flooring, extractor fan and spotlights to ceiling.

Exterior.

Paved yard to rear.

OTHER INFORMATION

Council Tax band A

EPC Rating D (66)

Tenure - Freehold

Mains Gas, water, electricity and drainage

Gas central heating

