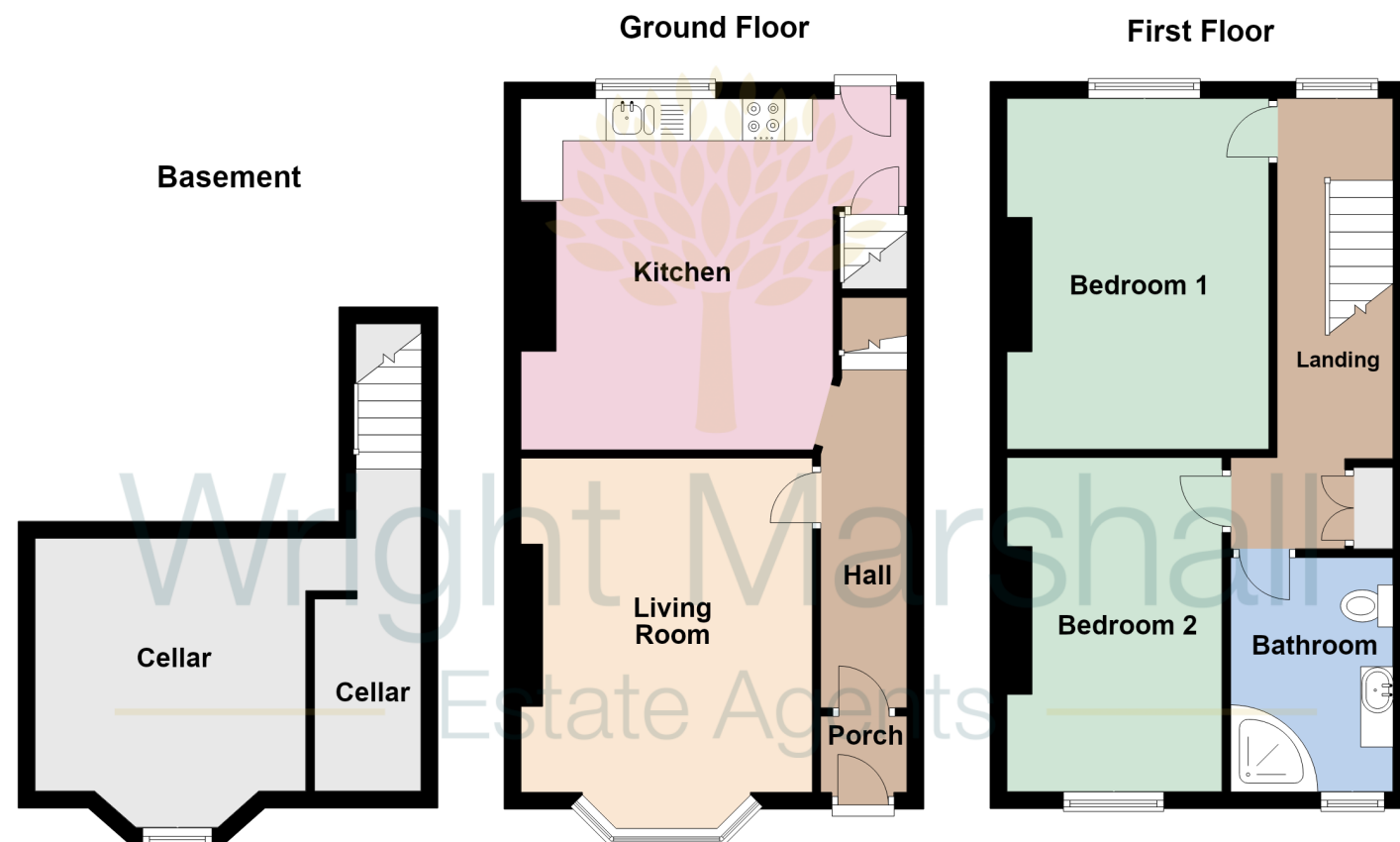




All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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This WELL PRESENTED TWO-BEDROOM END-TERRACE HOME is an ideal opportunity for first-time buyers, offering spacious and well-proportioned accommodation throughout. The property comprises an entrance vestibule, hallway, living room, dining kitchen, TWO DOUBLE BEDROOMS, shower room and useful cellar space. Externally, the property benefits from gardens to both the front and rear.

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Entrance Vestibule

uPVC door.

Hallway

Radiator, herringbone wooden flooring, stairs to the first floor.

Living Room

15'3" x 11'8"

uPVC double glazed bay window, radiator, and herringbone wooden flooring.

Dining Kitchen

14'3 x 13'8

uPVC door and double glazed window, a range of fitted wall and base units, space for a cooler, 1.5 bowl sink with a mixer tap over, plumbing for a washing machine, radiator, herringbone wooden flooring, and access to the cellar.

Landing

uPVC double glazed window, radiator, built in cupboard, newly fitted carpet and loft access.

Bedroom One

14'4 x 9'3

uPVC double glazed window, radiator, and newly fitted carpet.

Bedroom Two

12'4 x 8'5

uPVC double glazed window, radiator, and newly fitted carpet.

Shower Room

6'4 x 9'2

uPVC double glazed window, enclosed corner shower cubicle with a wall mounted shower fitting, WC, washbasin with a freestanding mixer tap, radiator, and tile effect flooring.

Cellar

Room One - 13'1" x 9'1" (4.01m x 2.77m)

Room Two - 8'0" x 4'5" (2.44m x 1.37m)

Exterior

At the front of the property, there is a block-paved garden area with a lawned garden to the side. The rear of the property features an enclosed flagged garden, with shared access for neighbouring properties.

