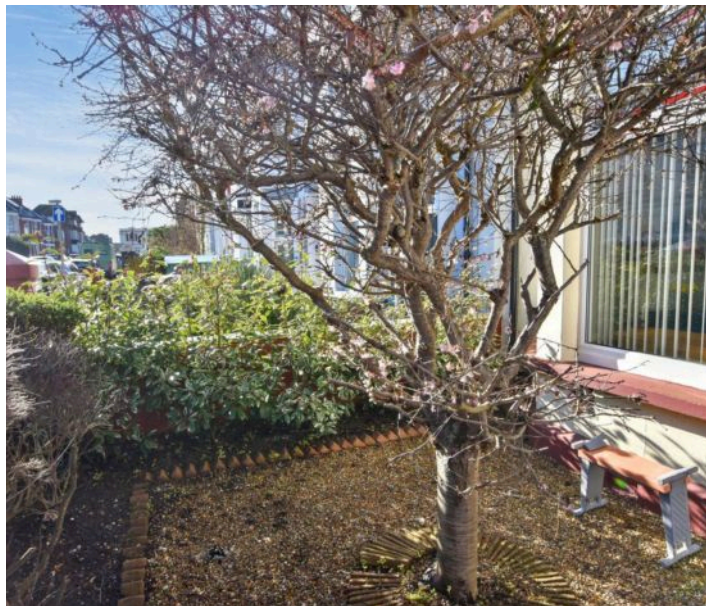




Proudly Presents
28 WARWICK ROAD, CLIFTONVILLE





Entrance Porch

Double glazed entrance door into entrance porch, coved ceiling, Glazed door into entrance hallway.

Entrance Hallway

Stairs to first floor, radiator, attractive coving and plaster corbels, door and stairs to useful cellar area, doors to:-

Sitting Room

15' 1" x 14' 4" (4.60m x 4.37m)

Coved ceiling, picture rail, plaster ceiling rose, double radiator, moulded skirting boards, double glazed bay window to front, TV point.

Dining Room

13' 1" x 12' 9" (3.99m x 3.89m)

Coved ceiling, picture rail, moulded skirting boards, double glazed French doors open onto the garden, timber fire surround.

Breakfast Room

15' 5" x 10' 4" (4.70m x 3.15m)

Coved ceiling, double glazed window to side, laminate flooring, radiator, doorway to:-

Utility Room

9' 11" x 9' 0" (3.02m x 2.74m)

Space for washing machine and dryer, space for undercounter fridge and freezer, worksurface over, matching wall cupboard, three double glazed windows.

Stairs To:-

Landing

stairs to 1st floor landing, access to 2 lofts, coved ceiling, double glazed window, dado rail, doors to:-

Bedroom One

15' 5" x 12' 2" (4.70m x 3.71m)

Coved ceiling, plaster ceiling rose, double glazed bay windows to front, tiled fireplace, radiator, TV point.

Bedroom Two

12' 11" x 12' 2" (3.94m x 3.71m)

Coved ceiling, built in cupboard housing gas boiler, radiator, built-in wardrobe, double glazed window.

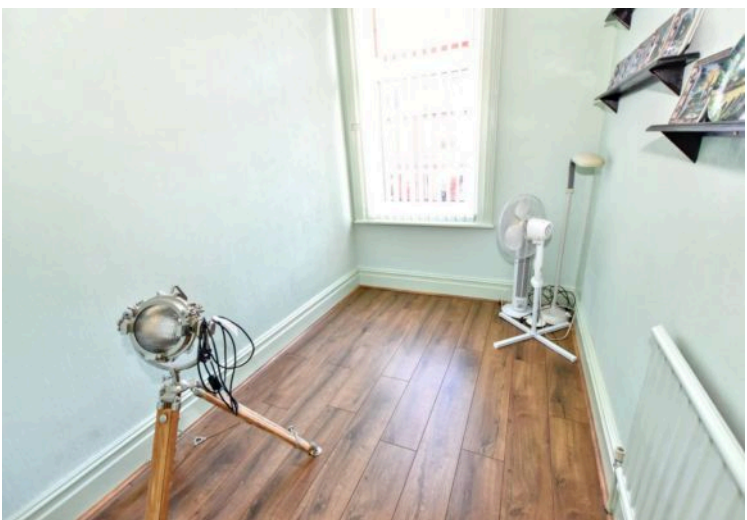
Bedroom Three

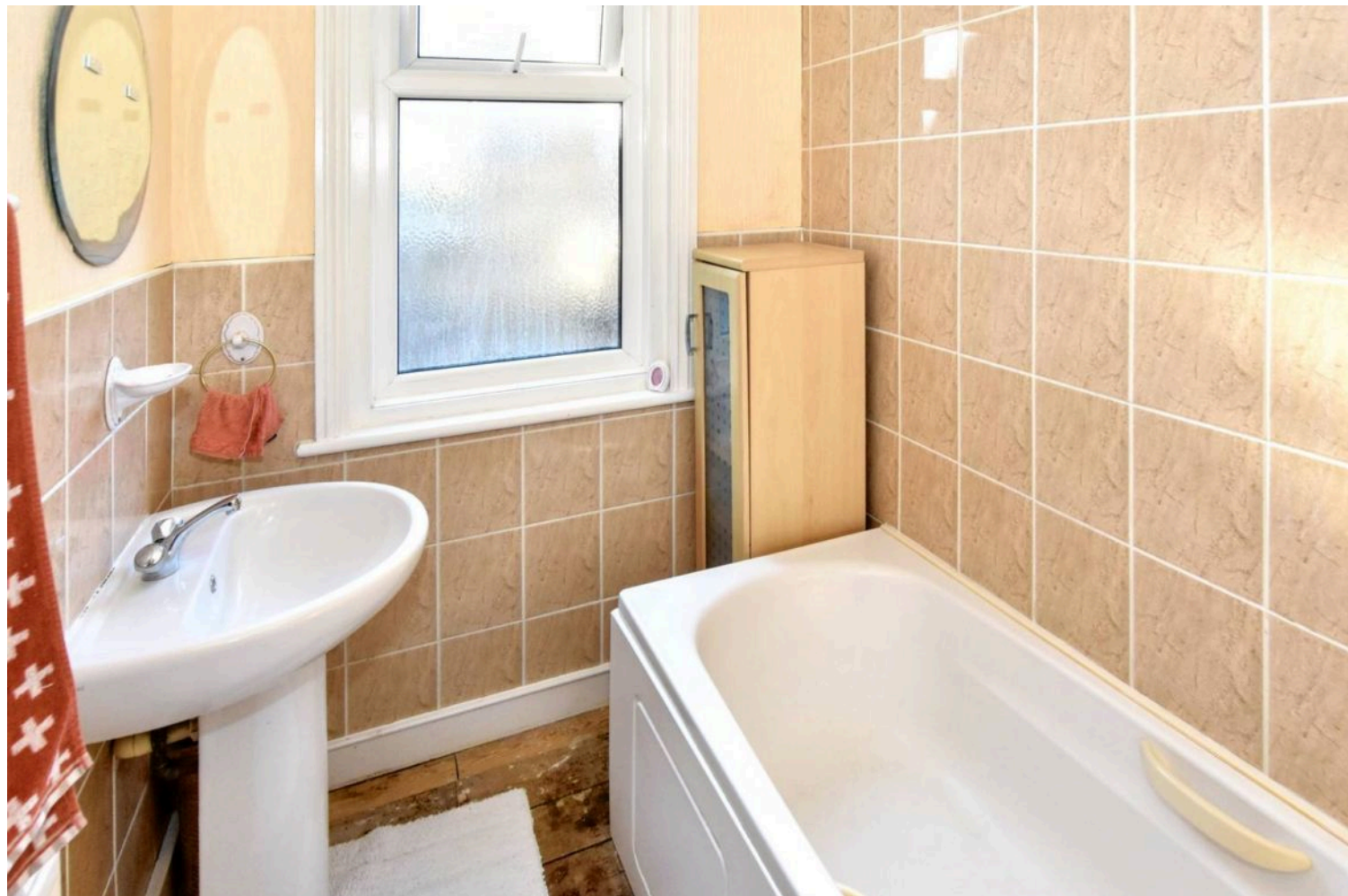
13' 0" x 10' 3" (3.96m x 3.12m)

Measurements into door well, coved ceiling, double glazed window, radiator, built-in wardrobe with sliding doors.

Bedroom Four





**Bedroom Four**

9' 7" x 6' 6" (2.92m x 1.98m)

Double glazed window to the front, radiator, access to loft space.

Bedroom Five

8' 0" x 6' 10" (2.44m x 2.08m)

Coved ceiling, double glazed window to the side, radiator.

Bathroom

Suite comprising of panel bath with twin grips and mix a shower tap over, pedestal wash basin with mixer taps, attractive tiling, double glazed window, radiator.

Separate Wc

Separate WC, low level WC, double glazed window to rear.

Kitchen

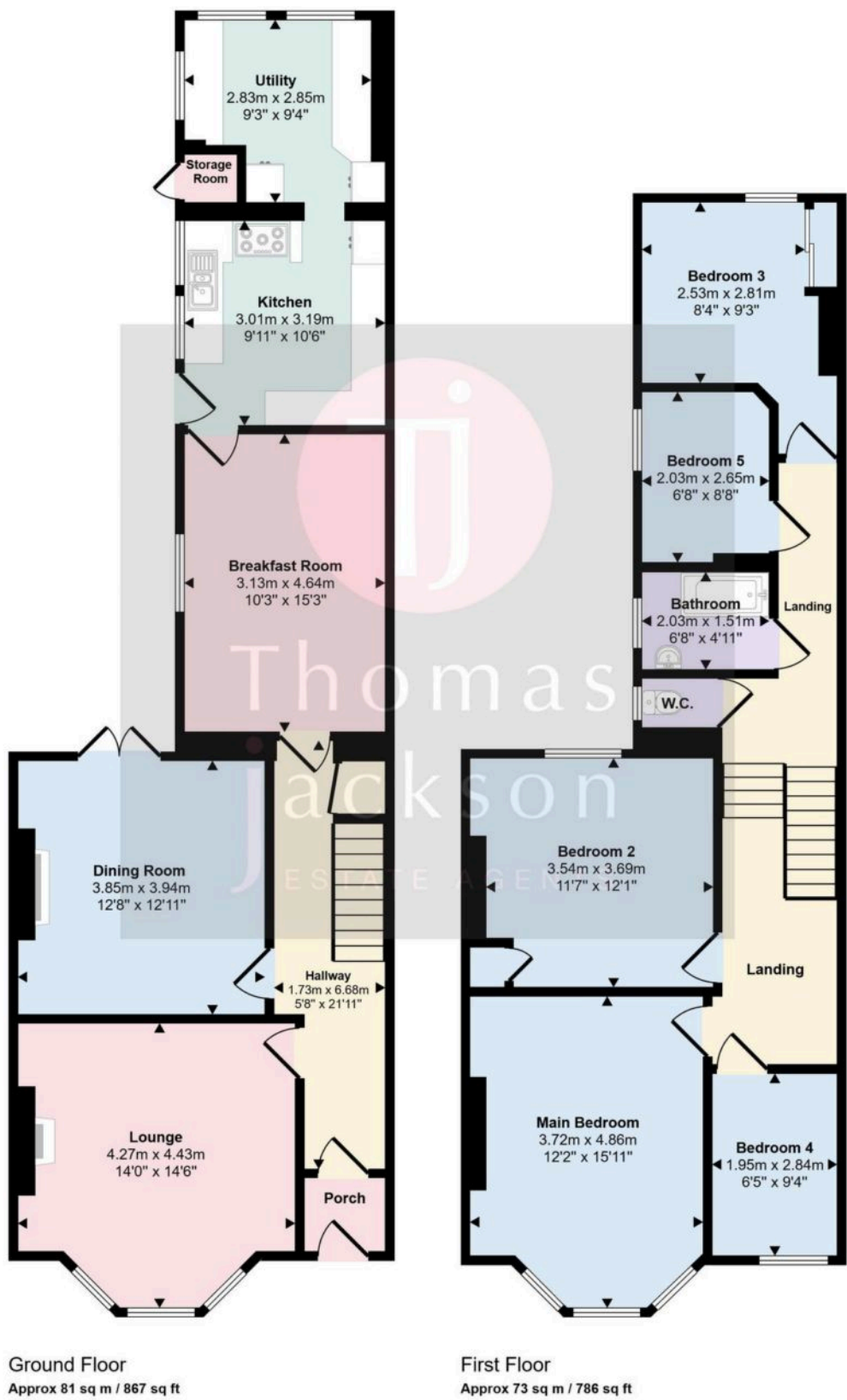
10' 9" x 10' 3" (3.28m x 3.12m)

Measurements include of well-planned range of base units with space for Range cooker, integrated dishwasher, work surface over with matching up stands, inset enamel sink with mixer tap over, tile splash banks, double glazed windows and double glazed door garden doorway to utility room.

Council Tax band: C

Tenure: Freehold

Approx Gross Internal Area
154 sq m / 1653 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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