



**HUNTERS**<sup>®</sup>  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE EXTENDED TERRACED HOUSE WITH 3 BEDROOMS, OFFICE, TO BATHROOMS & A GREAT GARDEN SPACE\*\* Immaculate Extended Terraced House in a Great Location comprising Entrance Hallway, Lounge, Fantastic Dining Kitchen, Downstairs Office, Utility Room, Downstairs Shower Room, Landing, 3 Bedrooms, Stylish Bathroom, Enclosed Rear Garden, Cabin, Council Tax Band B**

**Entrance Hallway**

Double glazed double doors to front, stairs to first floor landing with bespoke understairs storage, engineered flooring

**Lounge**

11'1 x 15'4

Double glazed walk in bay window to front, radiator, engineered flooring, media wall

**Office**

5'5 x 7'7

Engineered flooring

**Dining Kitchen**

12'11 x 12'10

Fitted with a matching range of base, tower and wall units with quartz worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & tiled splashbacks, electric oven, 5 burner gas on glass hob with extractor hood over, space for American fridge freezer, double glazed double doors to rear with matching side panels, radiator, tiled floor

**Utility Room**

11'5 x 4'8

Fitted base and wall units with quartz worktops, plumbing for washing machine, vent for tumble dryer, engineered flooring

**Downstairs Bathroom**

7'6 x 5'6

Fitted with a stylish bathroom comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor

**Landing**

Loft access, radiator

**Bedroom 1**

10'9 x 15'4

Double glazed walk in bay window to front, radiator, wooden laminate flooring, stairs to Loft Room Dressing Room

**Dressing Room/Hobby Room**

10'10 x 7'1

Wooden laminate flooring, velux window to rear, access via stairs in Bedroom 1

**Bedroom 2**

10'9 x 12'10

Double glazed window to rear, radiator, engineered flooring, radiator

**Bedroom 3**

5'11 x 8'9

Double glazed window to front, radiator, engineered flooring

**Bathroom**

5'8 x 5'10

Fitted stylish bathroom comprising panelled bath with shower over & glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor, double glazed windows to rear, velux double glazed window to rear

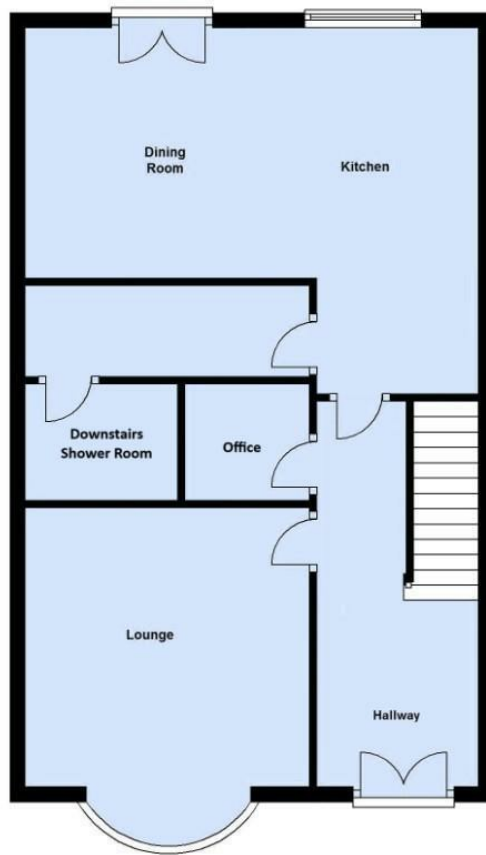
**Outside**

Front paved garden area with electric point & outside tap, Enclosed rear garden, paved patio, composite decking area, artificial lawn, cabin at the rear, electric point, outside tap

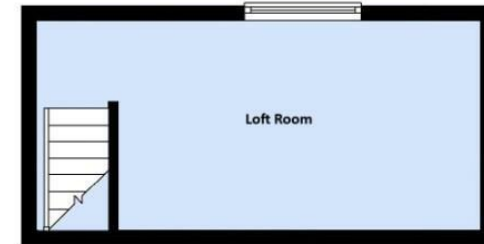
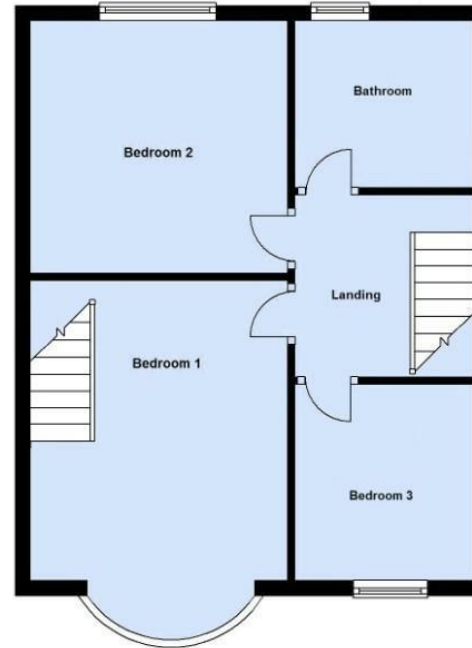
**Cabin**

Power & light connected, electric heater, mezzanine storage area

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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