





**£350,000**

Situated on a quiet walkway offering easy access to all local amenities and town centre this deceptively spacious two double bedroom split level terraced home has been well maintained throughout and benefits include a good sized kitchen/dining room, separate lounge, downstairs cloakroom and gardens to front and rear.

# Property Description

## **ENTRANCE**

Double glazed door with double glazed side panel to:

## **ENTRANCE HALL**

Doors to lounge and kitchen/dining room, stairs rising to first floor.

## **CLOAKROOM**

Low level WC, wash hand basin.

## **LOUNGE**

Double glazed window and door to rear aspect, radiator.

## **KITCHEN/DINING ROOM**

Fitted with a range of wall-mounted and floor standing units with work surfaces over, plumbing for washing machine, built in oven and hob with extractor fan over, double glazed window to front, radiator, understairs storage cupboard.

## **LANDING**

Large storage cupboard, airing cupboard.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Low level WC, wash hand basin with mixer tap, paneled bath with shower over, radiator, tiled floor, part tiled walls. Double glazed frosted window to front aspect

## **OUTSIDE**

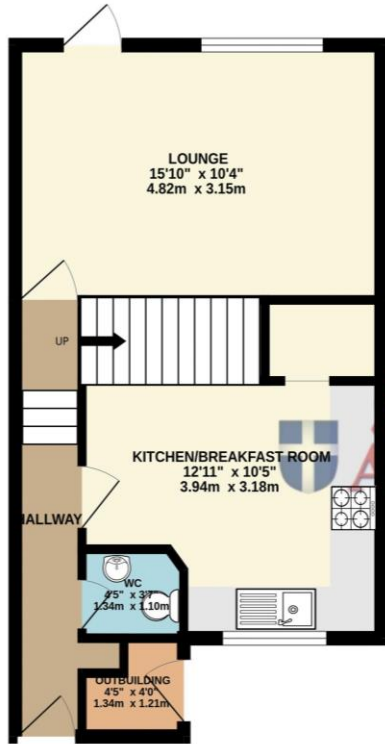
### **FRONT GARDEN**

Pathway to front, brick built store.

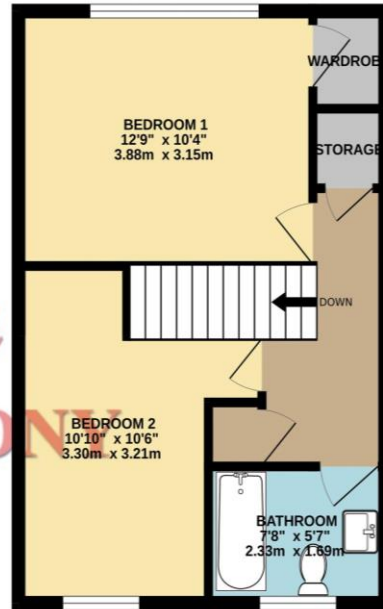
### **REAR GARDEN**

Paved patio area which leads to a lawn area all enclosed by fencing, timber storage shed, gated rear access.

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



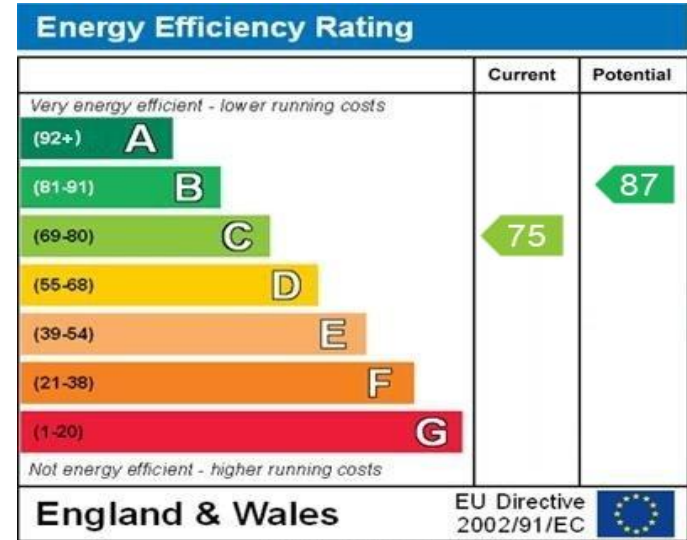
1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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