





ACCOMMODATION

LIVING ROOM

13'3" x 12'4" [4.05m x 3.76m]

Entered via a UPVC double glazed front entrance door with frosted glazed sunlight above. A well presented reception room with a UPVC double glazed window overlooking the front aspect, central heating radiator and a bespoke media wall incorporating a built-in television recess with floating shelving and base storage units. An archway leads through to the inner hallway.



INNER HALLWAY

Staircase and handrail leading to the first floor landing and a door providing access to the sitting/dining room.

SITTING/DINING ROOM

12'11" x 13'2" [3.94m x 4.03m]

A versatile reception room with a fully tiled floor, coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the rear aspect. Featuring a panelled feature wall with wall lights, an opening into the kitchen and a door leading down to the cellar.



CELLAR

The lower ground floor benefits from a useful cellar room with lighting, providing excellent storage.

KITCHEN

9'3" x 6'9" [2.83m x 2.08m]

Fitted with a modern range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a sink and drainer with swan neck mixer tap, integrated oven

and grill, four ring gas hob with extractor hood above, built-in wine rack, integrated fridge with separate freezer below and integrated washing machine. The room also benefits from a fully tiled floor, a UPVC double glazed window to the side aspect and a UPVC double glazed door leading out to the rear garden.

FIRST FLOOR LANDING

Inset spotlights to the ceiling and doors providing access to two double bedrooms and the house bathroom.

BEDROOM ONE

12'4" x 13'3" [3.77m x 4.05m]

A spacious double bedroom with coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the front aspect. A built-in single wardrobe provides useful storage and houses loft access.



BEDROOM TWO

8'11" x 12'11" [2.72m x 3.95m]

A double bedroom with a UPVC double glazed window overlooking the rear elevation, dado rail and central heating radiator.



BATHROOM/W.C.

8'9" x 6'3" [2.67m x 1.91m]

Fitted with a modern four piece suite comprising a panelled bath with centralised waterfall mixer tap and shower attachment, pedestal wash basin with chrome waterfall mixer tap, low flush W.C. and a separate shower cubicle with glazed sliding doors and mixer shower. The room also benefits from fully tiled

flooring, partially tiled walls, a chrome ladder style heated towel rail and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front, the property benefits from permit on-street parking, with permits available for both residents and visitors. A timber gate opens onto a paved pathway leading to the front entrance, with a low maintenance pebbled garden enclosed by brick walls. To the rear is a low maintenance garden incorporating a paved patio seating area, ideal for outdoor dining and entertaining, together with bifold timber gates opening onto the rear street and a paved driveway providing off road parking. The garden is enclosed by a combination of brick walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.