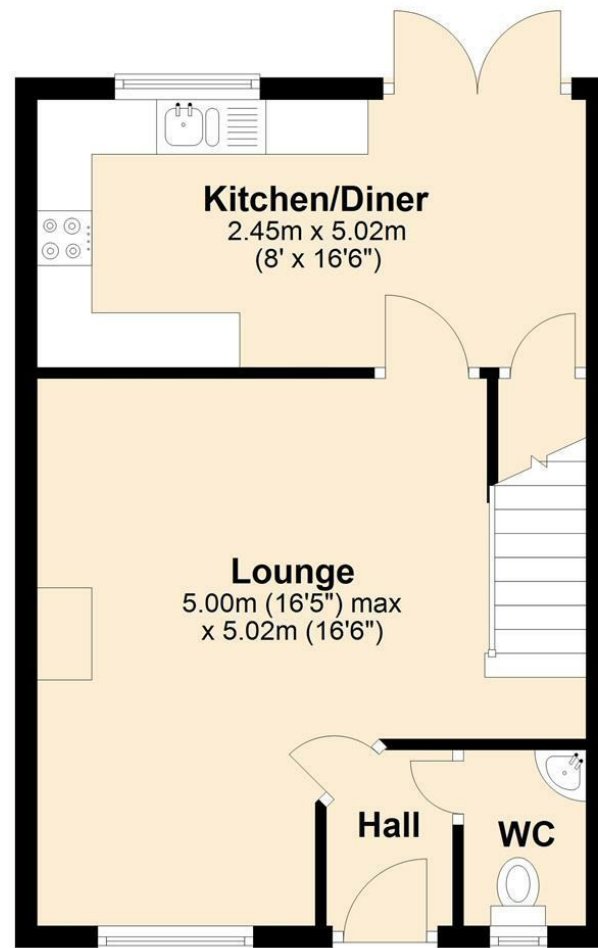
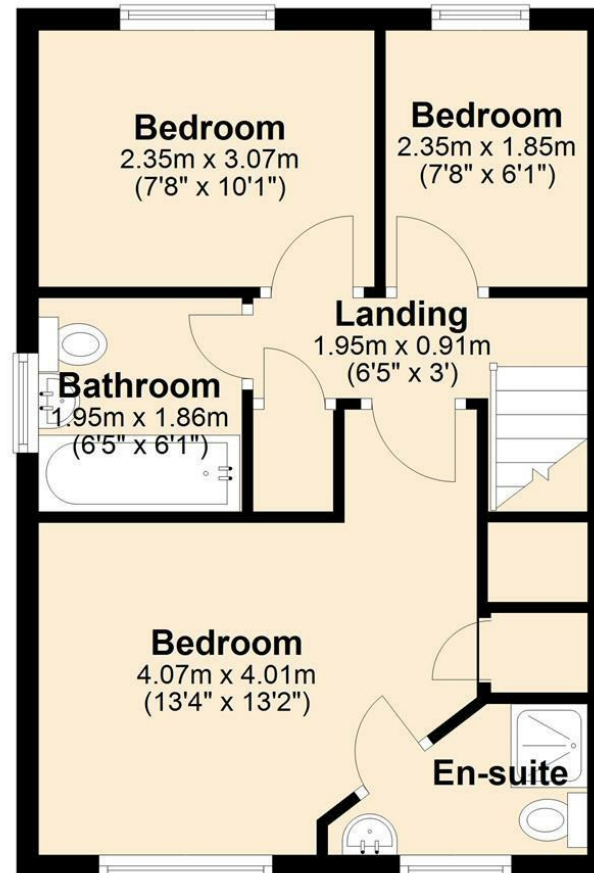


Ground Floor



First Floor



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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This well presented THREE BEDROOM SEMI DETACHED PROPERTY offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hallway with ground floor WC, living room, and a modern fitted dining kitchen. On the first floor there are THREE BEDROOMS, including a principal bedroom with EN SUITE, along with a family bathroom. Externally, the property benefits from a enclosed REAR GARDEN, along with OFF ROAD PARKING to the front.

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#### **HALLWAY**

#### **GROUND FLOOR WC**

#### **LIVING ROOM**

16'5 x 16'6 (5.00m x 5.03m)

#### **DINING KITCHEN**

8 x 16'6 (2.44m x 5.03m)

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

13'4 x 13'2 (4.06m x 4.01m )

#### **EN-SUITE**

#### **BEDROOM TWO**

7'8 x 10'1 (2.34m x 3.07m)

#### **BEDROOM THREE**

7'8 x 6'1 (2.34m x 1.85m)

#### **BATHROOM**

6'5 x 6'1 (1.96m x 1.85m)