







Double glazed windows and double glazed patio doors to rear garden.

### **Landing**

Stairs from ground floor, access to loft and double glazed window.

### **Bedroom 1**

11' 8" x 11' 6" max ( 3.56m x 3.51m max )  
Double glazed window and radiator.

### **Bedroom 2**

10' 4" max x 9' 6" max ( 3.15m max x 2.90m max )  
Double glazed window, built in cupboard and radiator.

### **Bedroom 3**

11' x 6' ( 3.35m x 1.83m )  
Double glazed window and radiator.

### **Bathroom**

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, radiator, full tiling and double glazed window.

### **Agents Notes**

All services/appliances have not and will not be tested.



### Property Description

\*\*\* CHAIN FREE \*\*\* A three bedroom end of terrace family home located in the quiet Towers Road.

### Entrance Hall

Door to front and radiator.

### Lounge

11' 11" x 11' 5" ( 3.63m x 3.48m )

Double glazed window, TV point and radiator.

### Dining Room

10' 11" x 7' ( 3.33m x 2.13m )

Double glazed window and radiator.

### Kitchen

9' 10" x 8' 1" ( 3.00m x 2.46m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood.

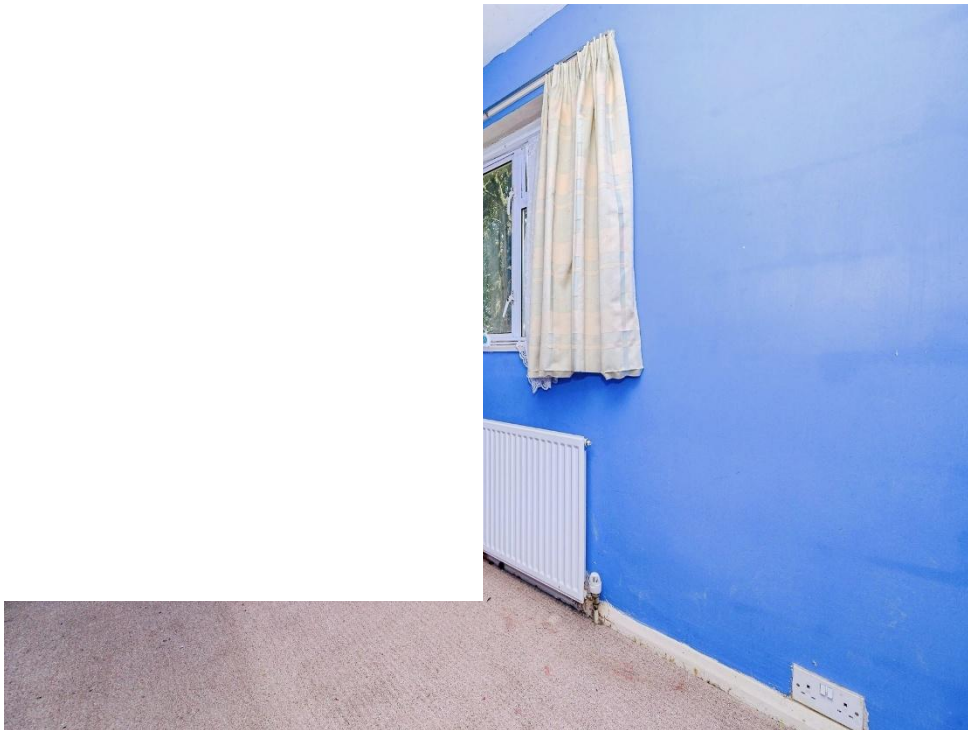
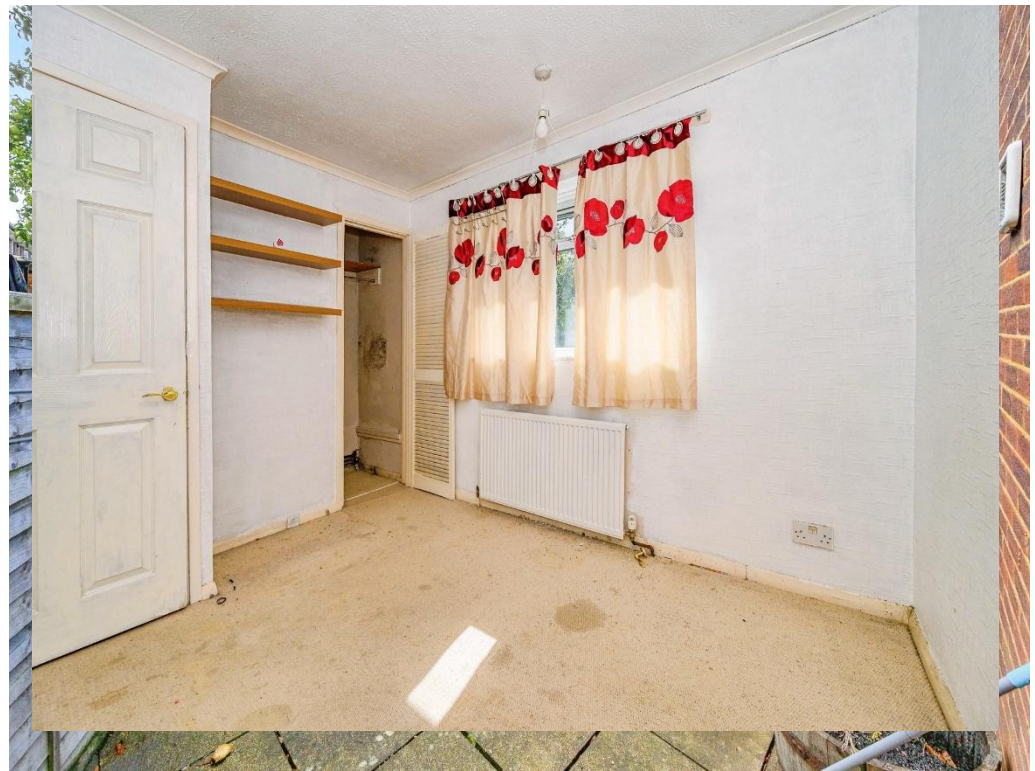
### Utility Room

10' 10" x 5' 10" ( 3.30m x 1.78m )

Double glazed door to side, central heating boiler, plumbing for washing machine, radiator and double glazed window.

### Conservatory

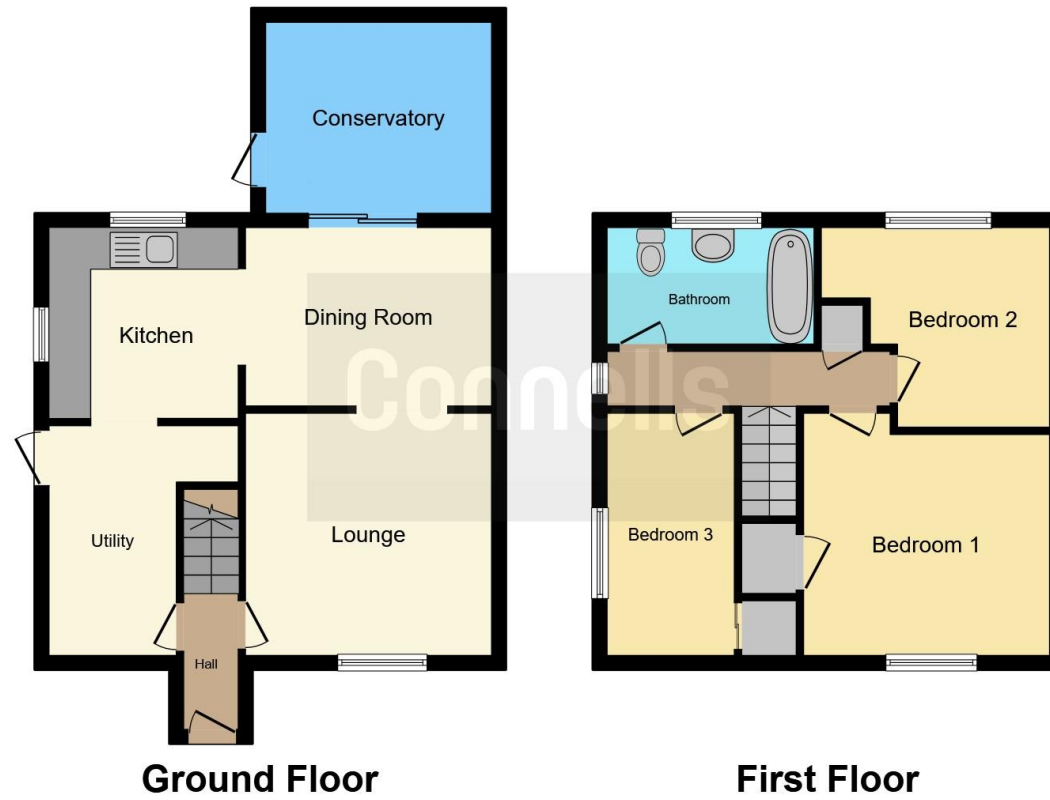
11' x 9' ( 3.35m x 2.74m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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EPC Rating: D Council Tax  
Band: D



Tenure: Freehold

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