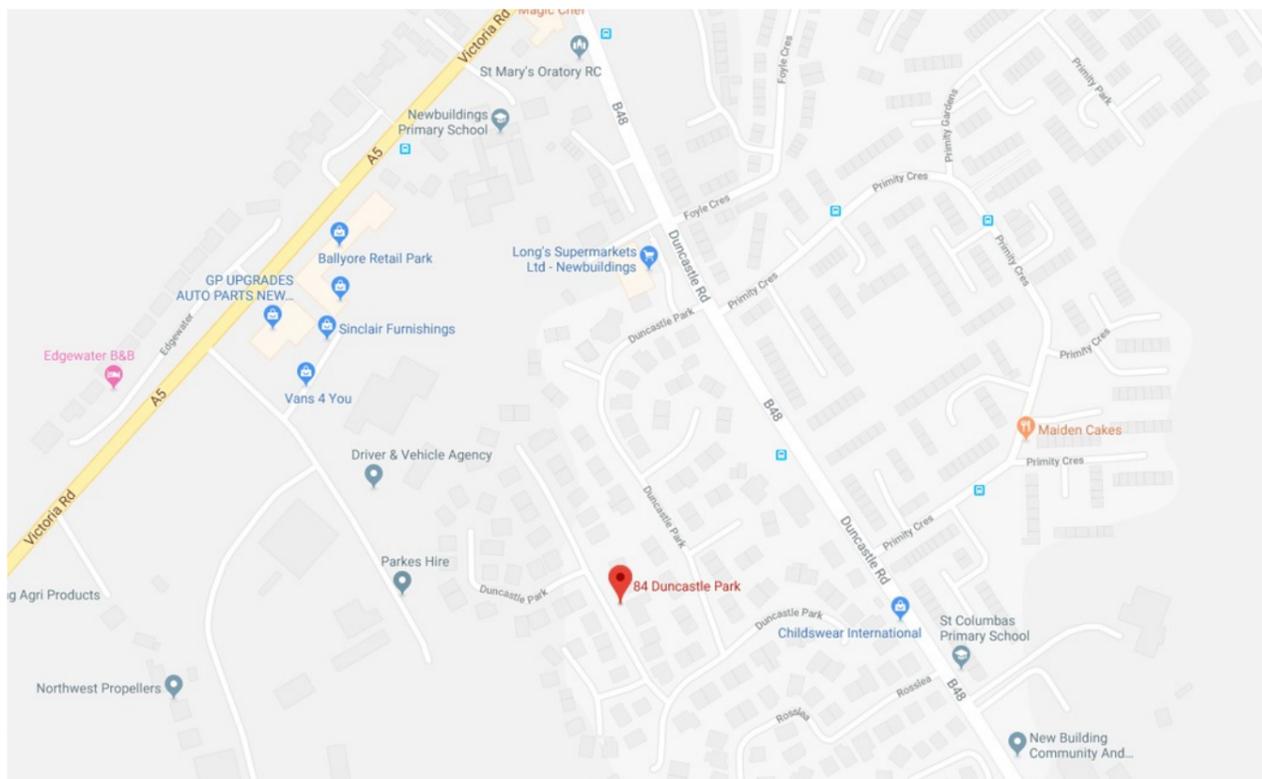




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ACCOMMODATION

Hall :-36'5" x 12'4" at widest point

Laminate wood effect flooring, power points, telephone point, radiators, smoke alarm, door to under stair storage, part wooden fitted panelled ceiling.

Living Room :- 15'11" x 11,9" at widest point

Laminate wood effect flooring, power points, TV ariel point, radiator, open fire (closed of at present) mahogany surround, part tiled, marble hearth and inset.

Kitchen :- 18'1" x 10'10" at widest point

Tiled flooring, power points, radiator, fitted cherry wood kitchen high and low level units with work top space over, stainless steel sink with right hand drainer, cooker TRICTY BENDIX, tiled splash backs, spot lights.

Door to Utility Room 8'11" x 5'3"

Tiled floor, power points, radiator, fitted cherry wood units high and low level, plumbed for washing machine, tiled splash back, wooden fitted panelled ceiling.

Bathroom :- 6'8" x 11'9'

Tiled flooring, radiator, low level toilet, wash hand basin with under cupboard storage space, bath, fully tiled walls, walk in power shower, SUPAJET, with enclosed glass doors, wooden fitted panelled ceilings with spot lights, extractor fan.

Bedroom One :- 13" x 11'10" at widest point

Fitted carpet, power points, radiator, fitted light oak wardrobes with spot lights and side drawer units, dressing table with matching mirror and stool.

Bedroom Two :- 13' x 10'9"

Fitted carpet, power points, TV ariel point, radiator.

Stairs to first floor landing fitted carpet, power point, ceiling access to attic, smoke alarm.

Bedroom Three :- 13' x 10'11"

Fitted carpet, power points, radiator, door storage to both sides of room.

Bathroom : - 5'10" x 5'9"

Tiled flooring, half wall wooden panels, low level toilet, wash hand basin with pedestal, walk in electric shower fitted with enclosed glass doors, full wall tiled splash back, ceiling extractor fan, VE-LUX sky window fitted.

Bedroom Four :- 15'8" x 11'

Fitted carpet, power point, radiator, spot lights. Door to hot press, hot water cylinder with factory lagged foam covering and slatted shelving over.

Garage :- Up and over roller door, double power points, enclosed boiler.

Back and front garden fully enclosed, decorative concrete area, grass area, well matured shrubs and trees, large double pole washing line to side, shed approx 6 x 4, UPVC oil tank and oil level, tarmac driveway to side of property.

Contents Furniture to be negotiated

Capitail Value:- £105,000

Rates:- £950.04 PA (2018/19)

Tenure:- Freehold

Please note that we have not tested the services or systems in this property. Buyers should make/commission their own inspection if they feel it necessary.

Viewing By appointment with Sole Selling Agent

Telephone: (028) 7134 2444