

The property is approached through a most pleasant landscaped front garden, with path leading to UPVC double glazed entrance door. Opens into...

#### **Kitchen 8'7" x 10'5"**

Furnished with a range of base and wall units with high gloss white fronts and brass handles. Contrasting worktop over and co-ordinating white wall tiling. Built under electric oven, gas hob and integrated extractor fan above. Plumbing for an automatic washing machine, single white sink with matching mixer taps above which is a front facing UPVC double glazed window. Space and point for larder fridge beneath worktop, fitted with a breakfast bar with central heating radiator beneath. Laminate flooring.



#### **Lounge 13'4" x 11'10"**

The main focal point is a contemporary design fire place with an electric coal effect fire. Coving to ceiling. Rear facing UPVC double glazing window with central heating radiator beneath. Sky television point. Under stairs storage cupboard. Also rear facing UPVC double glazed door opening into...



#### **Conservatory 10'8" x 5'**

Fully double glazed and with ceramic floor tiling. Currently being used as a separate dining room. Opens up a whole wealth of opportunities for family use. French doors open onto the rear garden.

#### **First Floor Landing**

Access into loft space.

#### **Bedroom One 8'9" x 10'5"**

Front facing UPVC double glazed window with central heating radiator beneath. Storage is provided by the large over stairs cupboard which has hanging rail and shelves and houses the combination boiler. Sky television point.

#### **Bedroom Two 7' x 11'10"**

Has a rear facing UPVC double glazed window with central heating radiator beneath. Sky television point.

#### **Bathroom 5'10" x 5'5"**

Fully tiled and furnished with a white suite comprising of bath with chrome mixer taps and wall mounted shower handset. Pedestal wash basin with matching chrome taps and low flush WC. Side facing obscure UPVC double glazed window and central heating radiator and vinyl flooring.

#### **Exterior and Gardens**

To the rear of the property is an easily maintain garden, mainly laid with paving with raised borders, and is completely enclosed. There is a wrought iron gate in an attractive archway giving access to brick built garage. At the front of the property is a brick built store.

#### **General Information**

The property has UPVC soffits and fascias, these were replaced in August 2006.

#### **To view this property**

Please contact our Eckington office on 01246 432211

#### **For offer procedure**

Please see overleaf.