

The property is entered through a Upvc entrance door into...

**Entrance Hallway** 13'4" x 5'4"

Has retained the original staircase to the first floor and has attractive wooden panelling, radiator.

**Dining Room** 15'8" x 10'11"

A very generously sized dining/family room with a beautifully made old wooden school floor. Has a side facing leaded Upvc double glazed window with radiator beneath. There's plenty of space to accommodate a full dining suite and additional sofas etc. A white wooden dado rail runs around the room. The wooden flooring extends through an open archway into...



**Lounge** 14' x 11'

Again has retained a period feature with working flue with cast iron coal fire and fendor. There is a white wooden dado rail running around the room which has neutral decor. Front facing leaded Upvc double glazed window has central heating radiator beneath.



**Kitchen** 10'10" x 15'10"

Superbly fitted with an extensive range of base and wall cabinets having a Shaker design. There is a Baumatic range style cooker with five gas burners, two electric ovens, matching splash back and chimney style extractor. Plumbing for an automatic washing machine and dishwasher. Integrated fridge, one and a half stainless inset sink with mixer taps above which is a rear facing leaded Upvc double glazed window. The cabinets are built into all four walls and to one wall there is a breakfast bar built in. Rear Upvc access door and side window, vinyl flooring.



First floor landing has central heating radiator.

**Bathroom** 9'8" x 9'

Spacious bathroom panelled to mid height to three walls and the remaining wall is tiled around the bath area. Furnished with a white suite with bath with Victorian style taps, electric shower wall mounted above and there is an etched glass shower screen fitted. Vanity wash basin is mounted into a built in vanity cabinet, low flush WC. Floorboards have been stripped and varnished to a golden oak colour. Rear facing leaded obscure Upvc double glazed window, central heating radiator.

**Bedroom One** 12'3" x 11'10"

Beautifully decorated and presented master bedroom having to one wall a range of bedroom furniture which includes two double wardrobes, drawers and dressing table. Rear facing leaded Upvc double glazed window, central heating radiator.

**Bedroom Two** 11' x 12'5"

Has a built in cupboard housing the emersion heater. Dado rail around the room, front facing leaded Upvc double glazed window with central heating radiator beneath.

Separate staircase has front facing leaded Upvc double glazed window.

**Loft Bedroom Three** 13'9" (not taken into the alcove where there are wardrobes and drawers sited that are included in the sale) x 10'2"

Electric wall mounted radiator. Storage fitted into the eaves, side facing leaded Upvc double glazed window.

**Exterior & Gardens**

Has an enclosed garden at the rear of the property paved for easy maintenance and with brick built store. Car parking is on the drive at the side of No. 18 which is a shared drive with a parking space.

**To view this property**

Please contact the Eckington office on 01246 432211

**For offer procedures**

Please see overleaf.

