

The property is entered through a Upvc double glazed entrance door into entrance hallway with staircase to first floor.

**Lounge 15' x 13'2''**

Has a stone fireplace that extends at either side for storage. Front facing Upvc double glazed window with electric wall mounted storage heater and there is an archway through to the dining area that also has a wall mounted electric storage heater.



**Kitchen 14'10'' x 7'1''**

The kitchen would benefit from refurbishment and comprises a range of base and wall cabinets with beige linen fronts and oak effect tops over. There is a one and a half inset sink with a Upvc double glazed window above and a Upvc double glazed access door. Useful large under stairs storage cupboard. Stripped & vanished floorboards.



The first floor landing gives access into the loft space, has a side facing Upvc double glazed window and has a wall mounted electric storage heater.

**Bedroom One 11'11'' x 10'1''**

A rear bedroom with built in wardrobes and a Upvc double glazed window. This bedroom has superb extensive rural views across Marsh Lane and Eckington.

**Bedroom Two 9'10'' x 10'6''**

Front facing bedroom with a Upvc double glazed window and to one wall there is built in wardrobes providing a whole wealth of storage.

**Bedroom Three 7'10'' x 6'4''**

A front facing bedroom with a Upvc double glazed window.

**Bathroom 6'3'' x 5'5''**

Part tiled and furnished with a white suite comprising bath with pedestal wash basin and low flush WC. Rear facing obscure Upvc double glazed window.

**Exterior & Gardens**

There is car parking leading to an attached garage that runs the full length of the house. The garage benefits from a new roof with a guarantee of 25 years, and there is a new garage door and a new door at the back of the garage. Plumbing for an automatic washing machine, power points and new lights.

**General Information**

The property benefits from new Upvc double glazing installed in July 2007.

**To view this property** Please contact Barras Thompson on 01246 432211  
**For offer procedure** Please see overleaf.