

The property is entered through a Upvc entrance door, opens into entrance hallway with staircase to first floor, central heating radiator and oak effect laminate flooring.

**Kitchen/Dining Room 21'10" x 10'7"**

Furnished with a range of base and wall cabinets with birch finish, brushed steel handles and contrasting dark worktops over. Built under stainless electric oven and gas hob. One and a half stainless sink with mixer taps above which is a front facing Upvc double glazed window. There is plumbing for an automatic washing machine, two central heating radiators, wall mounted gas fire and ceramic floor tiling. Plenty of space for dining furniture. Rear facing Upvc access door with matching window at each side.



**Lounge 15'2" x 10'11"**

Feature decorated fireplace wall where there is an open fire with tiled surround and hearth. Rear Upvc double glazed French doors, light oak effect laminate flooring.



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

Rear facing Upvc double glazed window with radiator beneath.

**Bedroom Two 8'9" x 12'11"**

Rear facing Upvc double glazed window with radiator beneath and there is a most useful storage cupboard.

**Bedroom Three 8' x 7'6"**

Front facing Upvc double glazed window with central heating radiator beneath.

**Bathroom 8'2" x 7'3"**

Furnished with a white suite comprising of bath, low flush WC and contemporary wash basin onto storage cabinet. Front facing obscure Upvc double glazed window.

**Exterior & Gardens**

Off road car parking to the front, family sized garden at the rear.

**To view the property**

Please contact the office on 01246 432211

**For offer procedure**

Please see overleaf.

