



- \* Three Bedroom Semi Detached House
  - \* Open Plan Lounge
  - \* Newly Fitted Kitchen
- \* Front, Side & Rear Gardens
  - \* Driveway
- \* Double Glazed / Centrally Heated







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Three bedroom family home, refurbished throughout. The property offers open plan living thorough the lounge, kitchen and dining room. The property benefits from front, rear & side garden. The property is a corner plot. Excellent transport links to M57 / M58. Close to local amenities and school networks.

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Open plan lounge / kitchen / dining room - 23'5 x 14'2

First floor:

Bedroom one - 11'2 x 10'8

Bedroom two - 11'0 x 10'2

Bedroom three - 9'7 x 9'9

Bathroom - 7'2 x 8'6

Exterior:

Front, rear & side gardens

Sellers comment:

" I bought this because it is a great family home and has also been a great investment opportunity"

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.