



- * Four Bedroom Townhouse
- * Well Presented Throughout
 - * Off Road Parking
- * Popular Residential Area
- * Garden with Open Views
 - * No Chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	85
England, Scotland & Wales EU Directive 2002/91/EC		

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Four bedroom, three storey semi detached house in the popular residential location of Kirkby. This property backs onto fields and is not overlooked to the rear.

Accommodation briefly comprises of:

Ground floor:

Entrnce hallway
 Kitchen / diner - 15'0 x 10'0
 W/C

First floor:

Lounge - 11'0 x 11'0
 Master bedroom - 11'7 x 8'8
 Bathroom

Second floor:

Bedroom two - 11'0 x 9'0
 Bedroom three - 11'0 x 9'0
 Bedroom four - 7'2 x 8'3

Exterior:

Driveway
 Rear garden

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