



- * Three Bedroom Semi Detached House
- * Two Reception Rooms
- * Front and Rear Gardens
- * Garage
- * Gas Centrally Heated
- * Double Glazed





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		
	49	82
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		
	41	79
England, Scotland & Wales EU Directive 2002/91/EC		

NEW!!! "ANY HOUR" Viewing Booking System - Visit [Logic estates.co.uk](http://Logicestates.co.uk) to book and confirm your viewing online instantly.

Three bedroom semi detached property in a popular residential area with both front & rear gardens, shared drive and garage. This property also benefits from open plan kitchen / rear lounge / dining area.

Accommodation briefly comprises of;

Entrance hall

Lounge 11'7" x 10'4" - stain glass original windows / carpet flooring/ coal fire/ bay window/ stain glass matching surround

Rear Reception Room 14'7" x 12'3" - Laminate flooring, French doors to rear aspect

Kitchen 12'3" x 10'4" - Sink mixer/ door to rear garden/ tiled flooring/ counter tops. Free standing stove.

First floor:

Landing 12'3" x 7'8" - Stain glass feature window sun design

Bedroom one 12'3" x 11'7" - Double fitted wardrobes

Bedroom two 10'4" x 11'2" - Double fitted wardrobe

Bedroom three 8'7" x 7'2" - Single with front aspect window with stain glass surround

Bathroom 8'6" x 8'7" - Bath, heated towel rail, wash hand basin and WC, Privacy glass double Glazed window

Exterior:

Front & rear gardens

Driveway

Sellers comment:

" Fantastic family home "



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.