



- \* Two Bedroom Mid Terraced House
- \* Recently Refurbished
- \* Extended
- \* New Boiler
- \* Off Road Parking
- \* Rear Garden





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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Two bedroom mid terraced house with an extended kitchen. The property has been fully refurbished using farrow & ball paint throughout including a new boiler, the property also offers off road parking and a rear garden.

The accommodation briefly comprises of:

Ground floor:

Entrance hall

Lounge - bay window - 14'3" x 10'3"

Dining room - 11'6" x 8'3"

Extended kitchen - Shaker style, built in oven and gas hob - 11'1" x 10'3"

First floor:

Bedroom one - 12'5" x 12'0"

Bedroom two - 9'4" x 7'8"

Bathroom - 6'6" x 5'8"

Exterior:

Driveway

Rear garden

Seller's comment:

" Very happy home with lovely neighbours "

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