





- Extended Three Bedroom Semi Detached House
- Gas Central Heated
- Double Glazed
- Rear Garden
- Front Driveway
- Out House with Utilities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Logic Are Offering For Sale This EXTENDED THREE BEDROOM SEMI DETACHED House

Modernised throughout this property is well presented, situated close to local amenities and has excellent transport links to M57/M58. The property itself has been secured with an extensive CCTV system, boarded loft & has the added benefit from a log burner within the front lounge.

Fully modernised throughout, this property is ready to move in to and has the added benefit of a fully functioning external utility room with water and electric supply.

To Comprise;

Ground Floor:

Entrance Hall - 18'2" x 7'6"

Lounge - 18'9" x 10'4" - log burner

Kitchen / Diner - 15'4" x 17'9"

W/C - 3'2" x 4'2"

First Floor:

Bedroom One - 9'3" x 8'7"

Bedroom Two - 10'4" x 9'3"

Bedroom Three - 7'7" x 6'9"

Bathroom - 7'8" x 4'6"

Exterior:

Rear Garden

Outhouse With Utilities

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.