



- * Three Bedroom Semi Detached House
- * Open Plan Kitchen / Dining area
 - * Utility Room
- * Master Bedroom with En-suite
 - * Gas Centrally Heated
 - * Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Three bedroom semi detached house, benefiting from front & rear gardens. This property offers an aspect of open plan living throughout the kitchen / diner. Well presented throughout, benefiting from three bedrooms, master with en-suite.

Accommodation briefly comprises of:

Ground floor:

Entrance Hall

Lounge - 17'9" x 10'6"

Kitchen / Diner - 17'11" x 9'5"

Utility - 5'9" x 5'4"

W/C - 4'11" x 3"

First floor:

Bedroom One - 11'3" x 10'1"

En-Suite - 6'11" x 5'11"

Bedroom Two - 10'11" x 9'8"

Bedroom Three - 11'4" x 7'4"

Bathroom - 6'6" x 5'6"

Exterior:

Front & rear gardens

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.