



- * THREE BEDROOM SEMI-DETACHED
- * NO CHAIN
- * CORNER PLOT
- * WELL PRESENTED THROUGHOUT
- * EXTENDED
- * GAS CENTRAL HEATED





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		
	47	84
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		
	45	85
England, Scotland & Wales EU Directive 2002/91/EC		

Situated in a popular residential cul-de-sac this three bedroom semi detached corner plot is available to the market with no chain!

Property Comprises Of:

Entrance Hall - 7'6" x 7'0"

Solid wood door with stained glass panels, window to front aspect, radiator, wood laminate floor, alarm panel, wooden internal doors with glazed panels

Lounge/Diner - 19'4" x 11'4"

Dual aspect double glazed windows, doors into rear garden, radiator, T.V point, chimney breast with decorative electric fireplace

Kitchen/Diner - 12'11" x 8'10"

Wood laminate flooring, double glazed window, roll top counter tops, range of wall and base units, four ring hob, stainless steel sink with drainer, stainless steel extractor hood, integrated oven

Archway through to

Dining Area - 8'4" x 5'9"

Open Plan to kitchen, wood laminate flooring, two double glazed windows, three way sliding door with garden access

First Floor:

First Floor Landing - 9'0" x 2'7"

Wood laminate flooring, loft access, storage cupboard

Bedroom 1 - 11'4" x 10'2"

Wood laminate flooring, radiator, double glazed window to front aspect

Bedroom 2 - 11'4" x 8'11"

Wood laminate flooring, radiator, double glazed window to rear aspect, fitted furniture with shelving and window seat

Bedroom - 3 7' x 7'6"

Wood laminate flooring, double glazed window to rear aspect, radiator

Bathroom - 7'4" x 4'2"

Tiled flooring, tiled walls, frost double glazed window to front aspect, bath with power shower over, W.C, pedestal sink, radiator/towel rail

Exterior

Rear Garden

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Established borders, decked seating area, turf laid to lawn, gated access to front drive

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