



- \* THREE BEDROOM SEMI-DETACHED
- \* NO CHAIN
- \* OFF ROAD PARKING
- \* FRONT & REAR GARDENS
- \* EXCELLENT LOCATION







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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Three Bedroom Semi-Detached Property

Available to the market with no onward chain.

Property Comprises of;

Entrance Hall –  
Carpet, radiator and entrance to lounge.

WC –  
Low level WC. Wash basin. Double glazed uPVC frosted window to front.

Lounge – 13'9" x 9'  
Double glazed UPVC bay window to front, carpet flooring and radiator. Stairs to first floor.

Kitchen Diner – 15'11" x 10'8"  
Fitted wall and base unit, radiator, integrated oven, hob and extractor hood. Space for fridge freezer and washing machine. Tiled flooring, double glazed UPVC windows and patio doors to garden.

Landing –  
Carpet, radiator and access to bedrooms and family bathroom.

Master bedroom – 10'6" x 9'2"  
Double glazed UPVC window to front, carpet, radiator and access to en suite.

En Suite –  
UPVC double glazed window to front, shower cubicle with electric shower, low pedestal WC and sink basin. Part tiled.

Bedroom 2 - 9'1" x 8'8"  
Double glazed UPVC window , carpet and radiator.

Bedroom 3 – 8'9" x 6'8"  
Double glazed UPVC window, carpet and radiator.

Bathroom –  
Three piece bathroom suite comprising; panelled bath, with shower over bath, low level WC, pedestal basin and

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part tiled walls.

Externally - Driveway to front providing private off road parking. Rear enclosed garden laid to lawn.

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