





\*\*\*\* PLENTY OF POTENTIAL  
IN A HIGHLY REGARDED  
LOCATION \*\*\* Abode are  
delighted to the bring to the  
market this bay fronted  
traditional detached  
property on a good size  
plot. The property brief  
offers a porch and entrance  
hall, lounge diner and  
garden room, kitchen with  
pantry, three first floor  
bedrooms and a shower  
room with separate wc.  
Front and rear gardens,  
ample parking, and a single  
garage. A VIEWING IS  
HIGHLY RECOMMENDED.



## PORCH

Entrance door into the porch with a door into the hall.

## HALL

Stairs to the first floor, radiator and doors to –

## LOUNGE

20'8 x 10'11

Fireplace with coal effect gas fire, radiator, bay window to the front and double doors to the garden room.

## GARDEN ROOM

10'7 x 3'6

Double doors onto the garden.

## KITCHEN

9'9 x 9'4

Sink and drainer unit, plumbing for a washing machine, pantry, under stairs store cupboard, window to the rear. radiator and door to the lobby.

## LOBBY

Door to the coal house and door to the garden.

## FIRST FLOOR LANDING

Loft access, window to the side and doors to –

## BEDROOM 1

13'4 x 11'0

Bay window to the front and radiator.

## BEDROOM 2

11'0 x 10'0

Window to the rear and radiator.



## BEDROOM 3

9'5 x 7'2

Window to the front and radiator.

## BATHROOM

6'7 x 6'4

Bath and shower, wash hand basin, airing cupboard and window.

## WC

Low flush wc and window.







## GARAGE

15'7 x 9'1

Gas and electric meters.

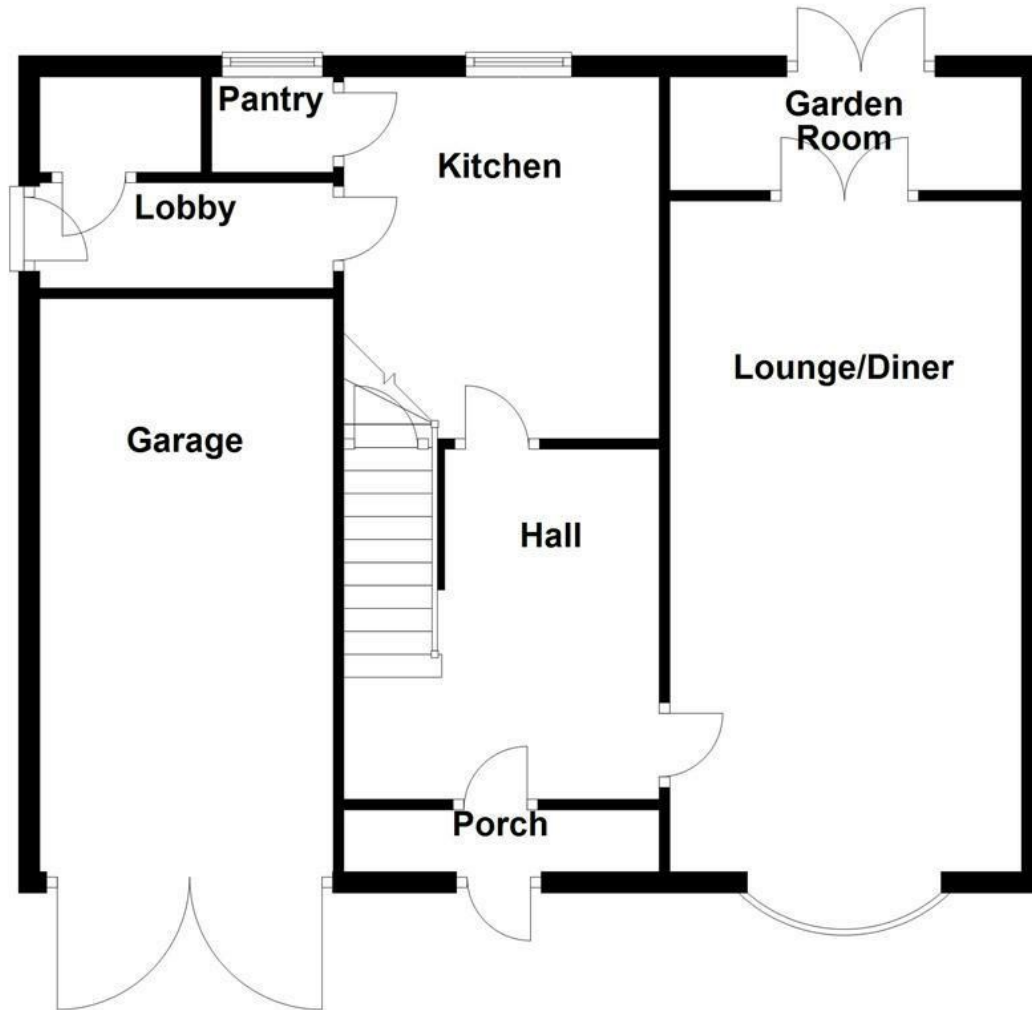
## OUTSIDE

Front lawn with a drive and single garage, access both sides of the property to the rear garden. The rear offers a paved patio, lawn, shed with power and lights and a greenhouse.





## Ground Floor



## First Floor

