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For Sale

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Flooring  
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ABODE  
SALES & LETTINGS



\*\*\*\* MODERN LIVING AT ITS FINEST \*\*\*\*

The Solway is a well-proportioned property offering a hall and guest cloakroom, lounge and fitted kitchen diner with doors onto the garden. Three double bedrooms, master with an en suite and dressing room plus a family bathroom. Drive, single garage and an enclosed rear garden. Available before Christmas, call now for a viewing appointment

01332 311010



## HALL

Entrance door onto the hall with stairs to the first floor, radiator and door to -

## LOUNGE

11'9 x 11'10

Upvc double glazed bay window and a radiator.

## KITCHEN DINER

15'3 x 12'6

Fitted wall mounted, base and drawer units with work surface and a sink and drainer unit. Fitted oven and hob, upvc double glazed windows and doors onto the garden, radiator and door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## FIRST FLOOR LANDING

Radiator and door to stairs to the second floor and doors to -

## BEDROOM

15'3 x 9'6

Upvc double glazed window and radiator.

## BEDROOM

12'2 x 8'5

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath, enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## SECOND FLOOR



## MASTER BEDROOM

15'3 x 11'7

Upvc double glazed window, radiator, door to the dressing room and en suite.

## DRESSING ROOM

Hanging space, shelves, sky light window and a door into eaves storage.

## EN SUITE

Corner shower cubicle, wash hand basin, low flush wc, radiator and sky. light window.

## OUTSIDE







Long drive down to a single garage with up and over door. Enclosed rear garden.



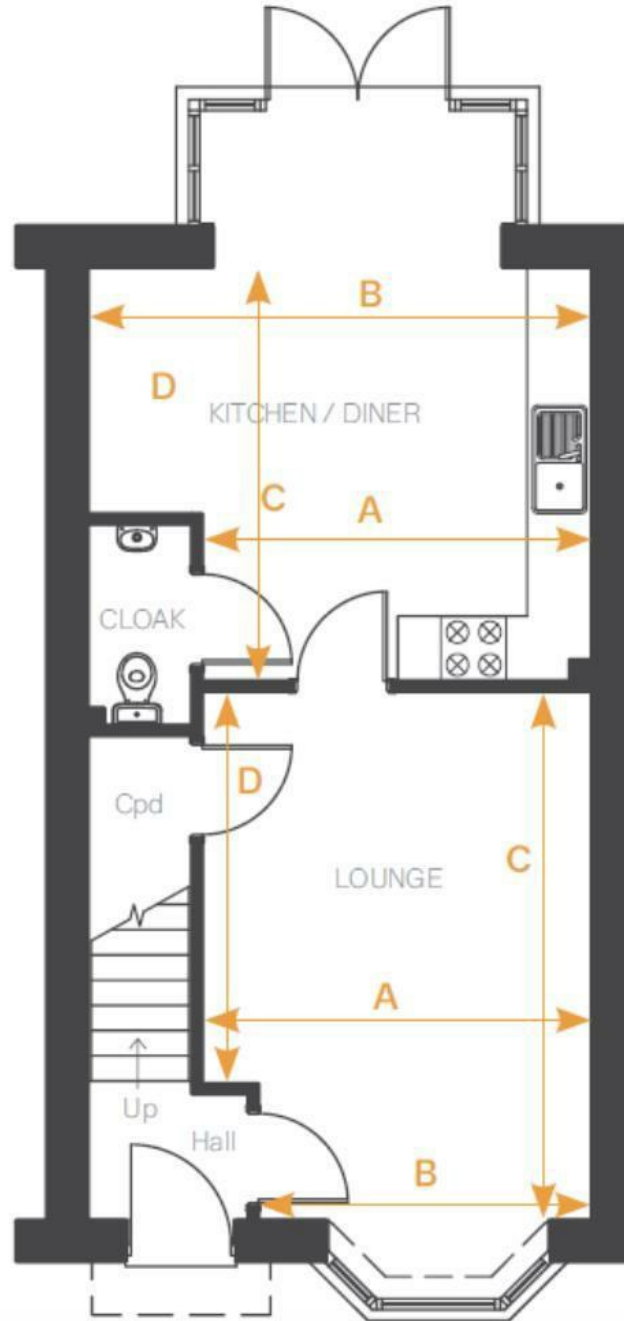




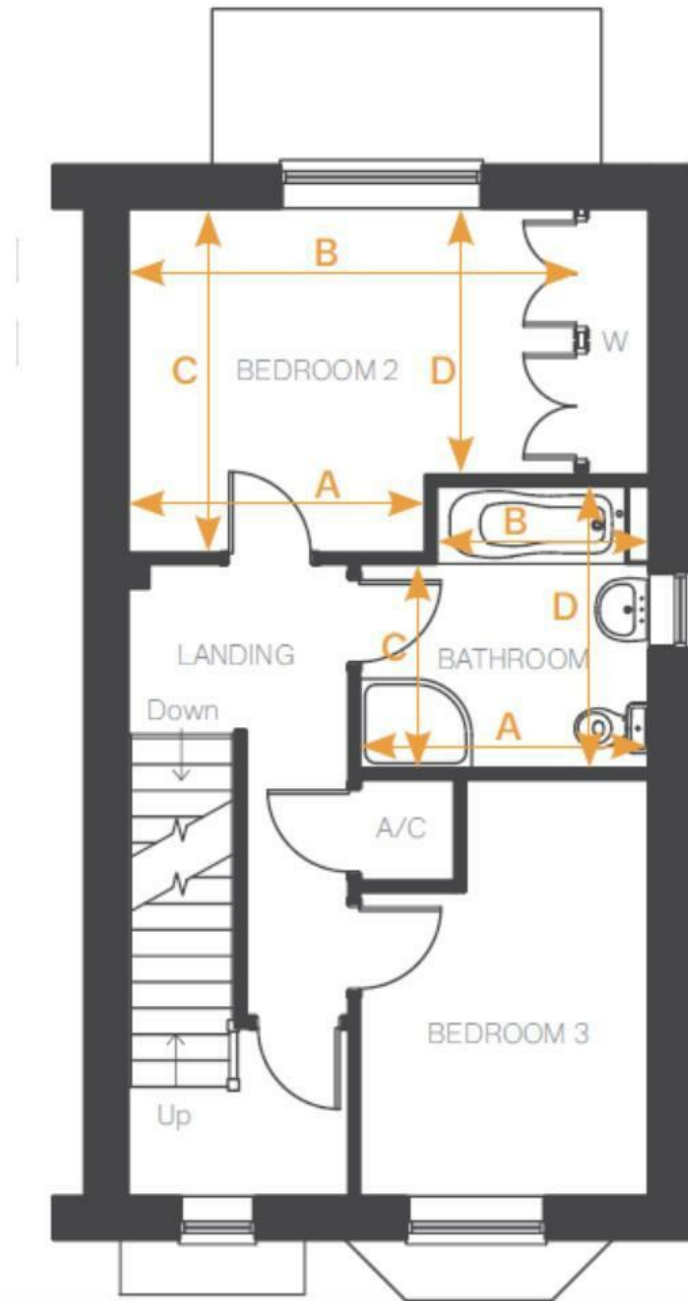


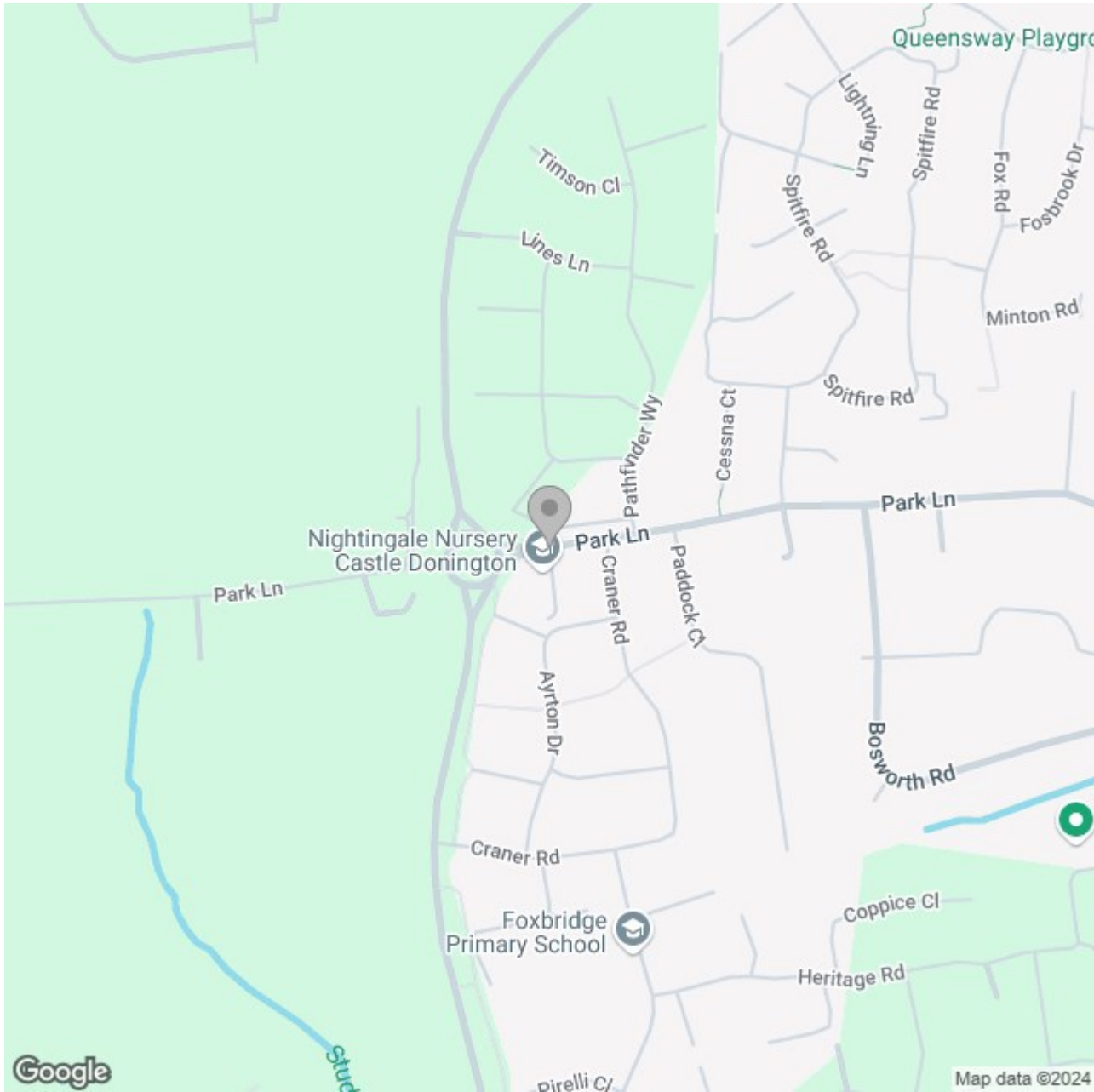


# Ground Floor



# First Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	