







**\*\*THREE BEDROOM EXTENDED TRADITIONAL TERRACE\*\*** A beautiful three bedroom traditional end of terrace home, having undergone considerable refurbishment with render externally, reclaimed roof and a superb fitted kitchen having solid oak work surfaces and integrated appliances. The accommodation in brief comprises to the ground floor: Dining room, living room, kitchen and WC/cloaks. The first floor offers two double bedrooms and a family bathroom. The master bedrooms concludes the second floor having useful eaves storage. Viewing is via appointment only through ABODE Estate Agents.





## Accommodation

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Leading through a UPVC entrance door. ??

### DINING ROOM

With central heating radiator double glazed UPVC front entrance door, double glazed UPVC window to the front elevation and doors leading off to. ??

### LIVING ROOM

With a central heating radiator double glazed UPVC window to the rear elevation and a door leading through to. ??

### KITCHEN

With a selection of matching wall and base units in high gloss with an electric Hoover oven, space for washing machine and tumble dryer, floor to ceiling central heating radiator, double glazed UPVC window to the side elevation, UPVC half panelled rear access door with double glazed window, solid oak preparation work surface with straight edge, two single bowl sinks with mixer tap over and a 5 ring gas hob, integrated freezer, space for fridge freezer recessed spotlighting and tiled flooring.

### WC/CLOAKS

Having pedestal wash hand basing and useful storage space. ??

### FIRST FLOOR

### LANDING

With doors leading off to and stairs rising to the second floor. ??



### BEDROOM TWO

With central heating radiator, under stairs storage and a double glazed UPVC window to the front elevation. ??

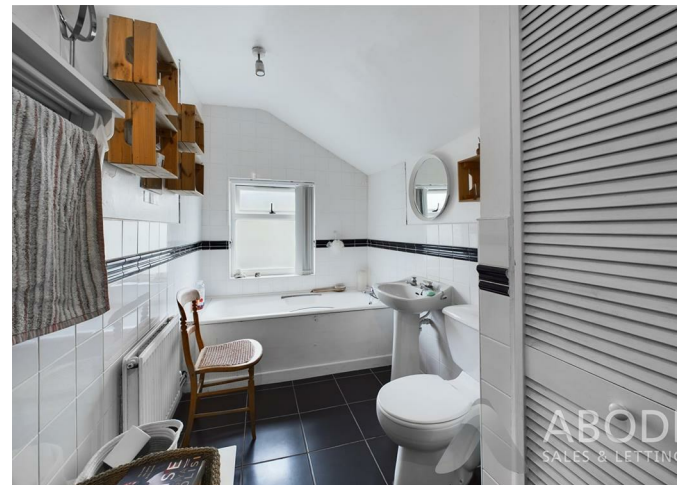
### BEDROOM THREE

With central heating radiator and a double glazed UPVC window to the rear elevation. ??

### BATHROOM









Comprising of a three-piece suite having low-level WC, pedestal wash handbasin, panelled bath with mixer tap over, central heating radiator, tiled flooring partially tiled walls, three storage cupboards, double glazed UPVC window with opaque glass to the rear elevation. ??

#### MASTER BEDROOM

With central heating radiator, double glazed UPVC window to the rear elevation and an opening leading through to the eaves storage. ??

**OUTSIDE** The property externally to the rear elevation offers a low maintenance garden having Astroturf, laid patio area with 4.1m x 2.44m summer house.













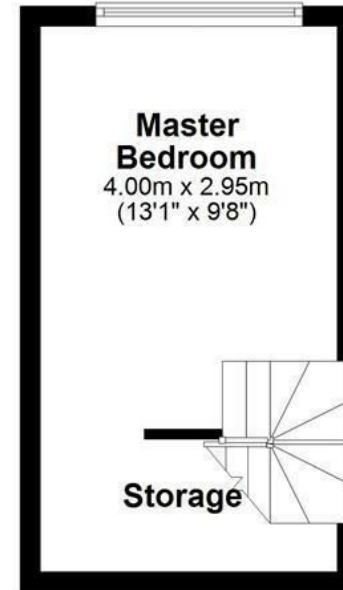
### Ground Floor



### First Floor

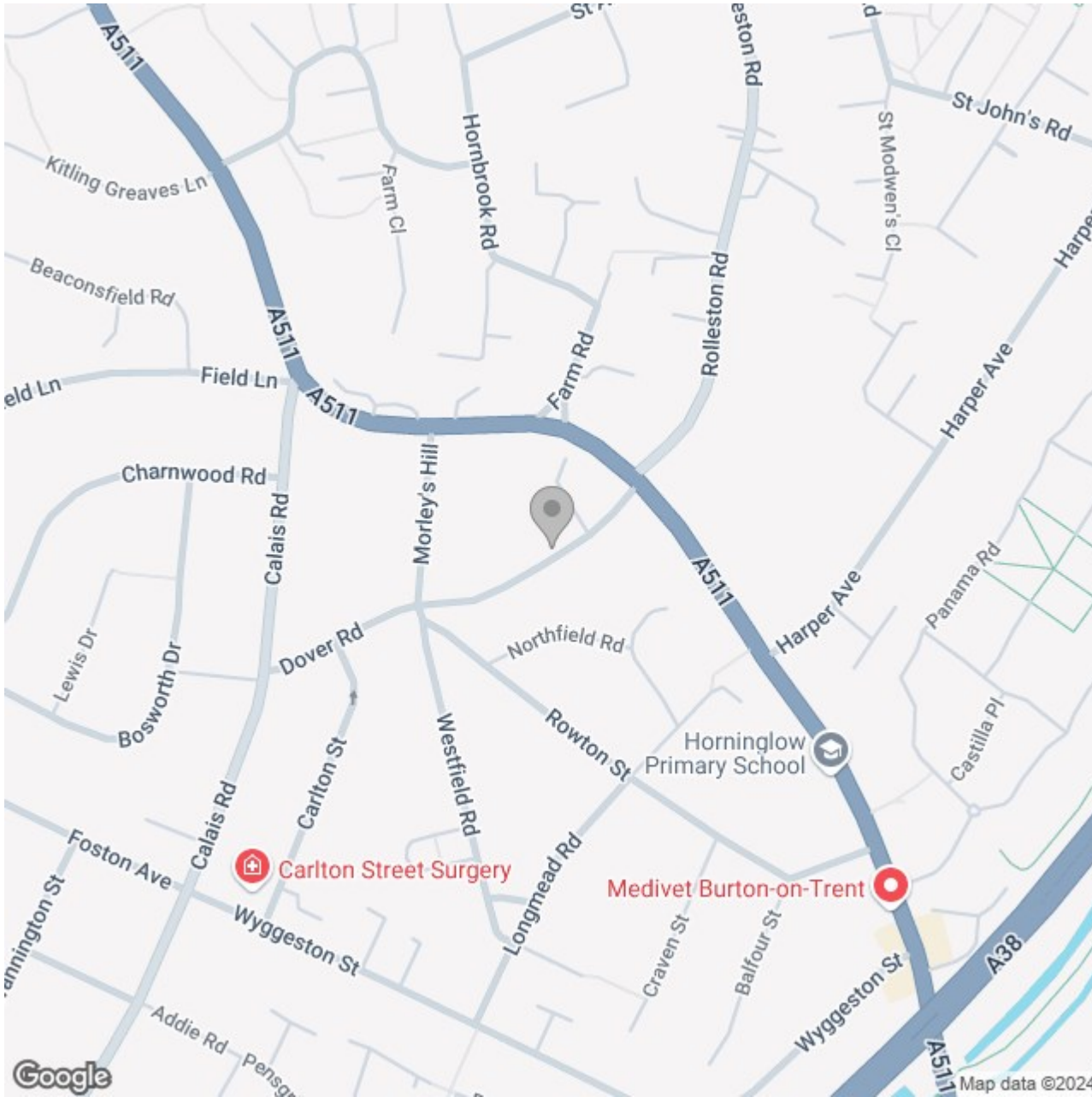


### Second Floor









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	