





**** FOUR BEDROOM SEMI
DETACHED PROPERTY **** SINGLE
GARAGE & DRIVE **** BATHROOM
& EN SUITE **** This is a great
opportunity to purchase an
extended semi detached property
offering a hall, fitted dining
kitchen, lounge with feature
fireplace, utility room with wc,
bedroom 4 or another reception
room . The first floor offers three
bedrooms. master with wardrobes
and an ensuite shower room,
family bathroom. Front and rear
gardens and a block paved drive
down to a single garage with roller
door. The property also benefits
from having in recent years a new
roof and centra heating boiler.



ABODE
SALES & LETTINGS

HALL

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

LOUNGE

Exposed brick chimney breast, open fire, quarry tiled hearth and wood mantle, radiator, wood effect flooring, upvc double glazed windows to the front and rear elevations.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher and spaced for a fridge freezer. Upvc double glazed window, slate tiled floor and a door to the side hall.

SIDE HALL

Door to the outside and doors to -

BEDROOM 4/RECEPTION ROOM

Upvc double glazed double doors onto the garden and a radiator.

UTILITY ROOM/WC

Plumbing and space for a washing machine, low flush wc, wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window and doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

EN SUITE

Shower, wash hand basin, low flush wc.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



BATHROOM

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

OUTSIDE

Block paved drive down to a single garage with roller door, Front and rear gardens overing paved seating areas and raised beds.





Approximate Gross Internal Area
107 sq m / 1,152 sq ft

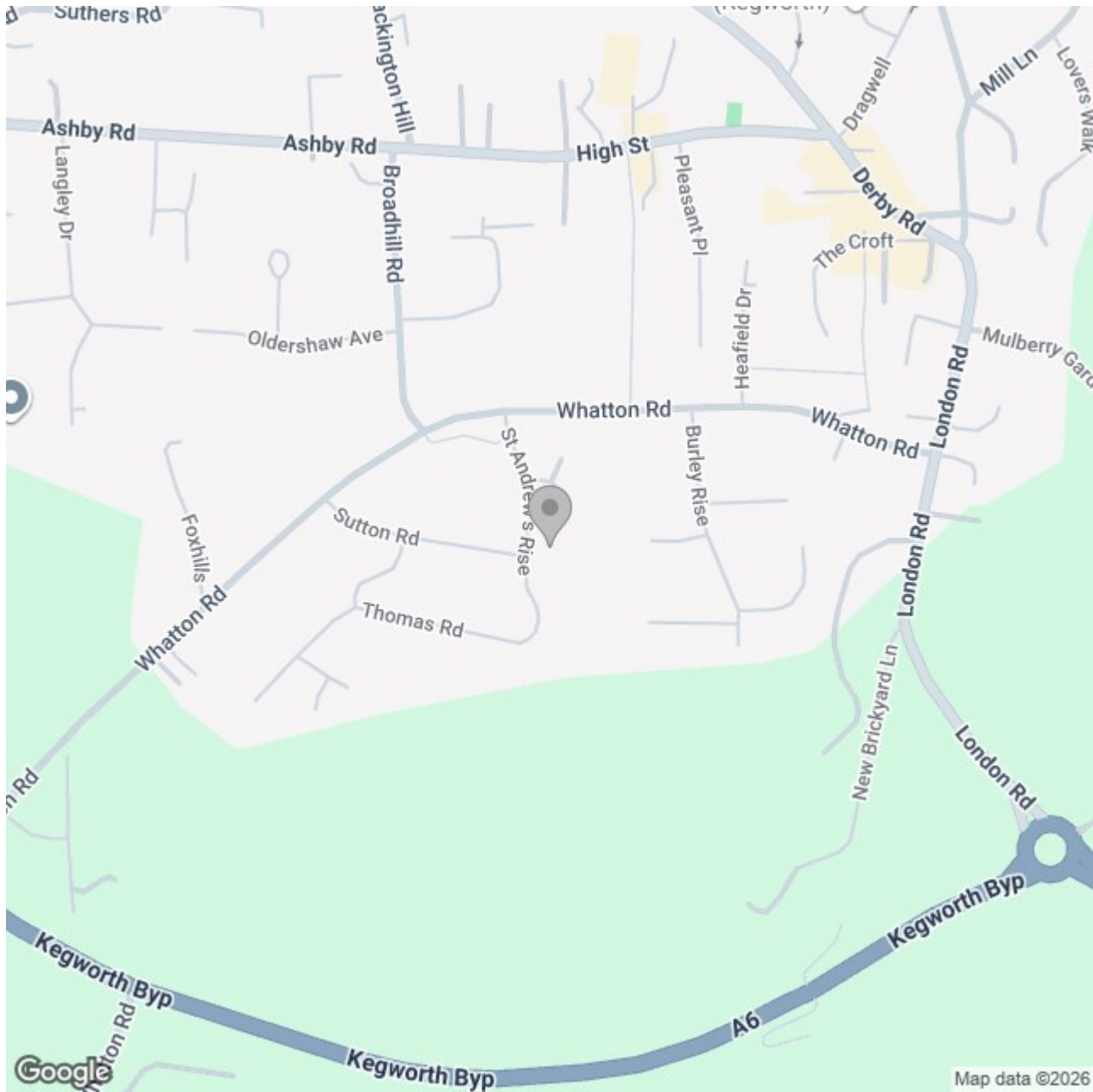
Ground Floor



First Floor



Illustration for identification purposes only. Measurements are approximate, not to scale.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	