



**Agent:**

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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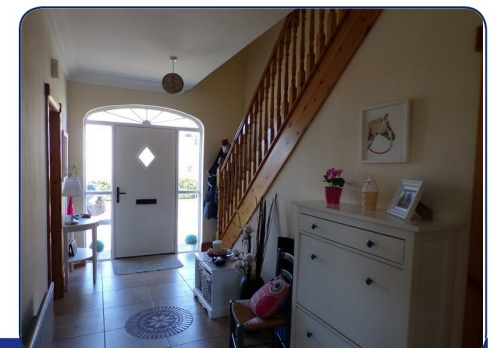
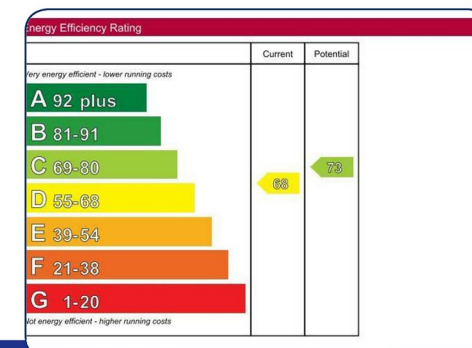
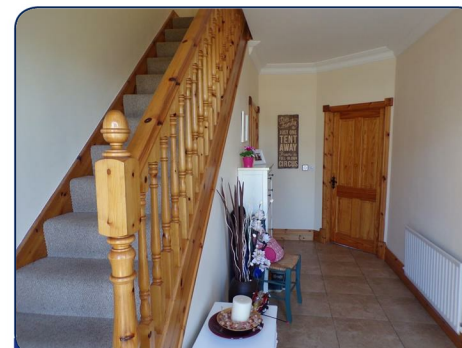


£107,500

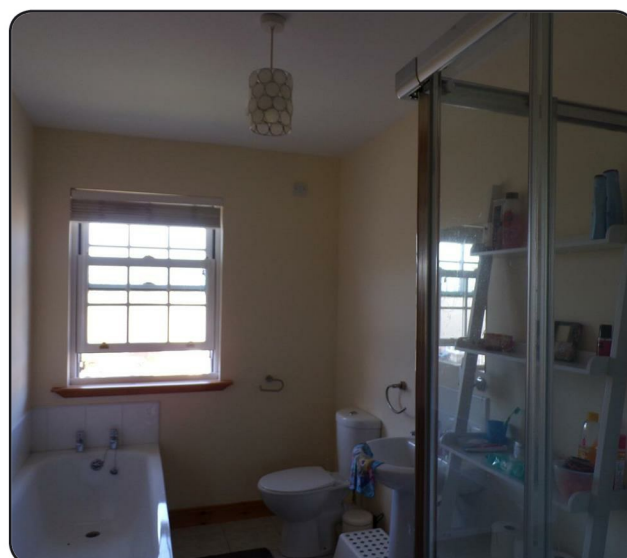
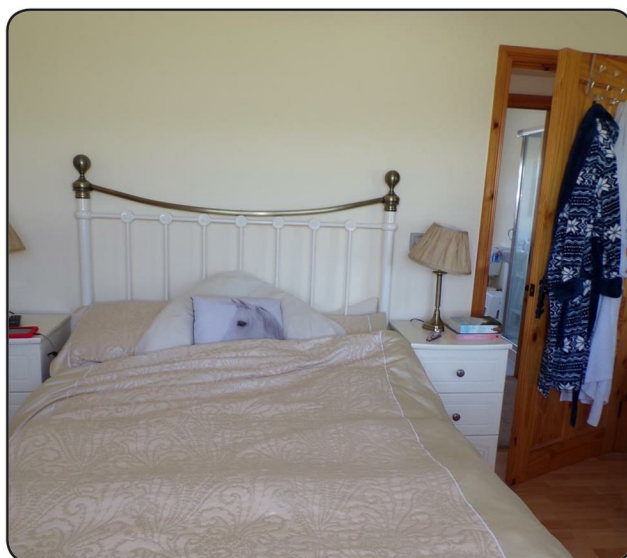
# FOR SALE



- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- LAWNS FRONT & REAR
- EPC RATING D







#### HALLWAY

Having tiled floor, ceiling cornicing

#### DOWNSTAIRS WC & WHB

Having WC, WHB, tiled floor

#### LOUNGE

16'3" x 12'2" (4.95m x 3.71m)

Having fireplace, with multi-fuel stove, ceiling cornicing, laminated wooden floor.

#### KITCHEN

19' x 11'10" (5.79m x 3.61m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, integrated fridge/freezer, stainless steel extractor hood, plumbed for dishwasher, wired for cooker, tiling between units, ceiling cornicing, tiled floor, ample dining space with french doors to rear lawn.

#### UTILITY

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, tiling between units, tiled floor, plumbed for a washing machine, space for a tumble dryer

#### FIRST FLOOR

#### LANDING

Having hotpress

#### MASTER BEDROOM

11'4" x 10'1" (3.45m x 3.07m)

Having laminated wooden floor

#### EN-SUITE

Comprising fully tiled walk in electric shower, WHB, WC, tiled floor

#### BEDROOM (2)

14'1" x 7'8" (4.29m x 2.34m)

Having laminated wooden floor

#### BEDROOM (3)

9'4" x 9'1" (2.84m x 2.77m )

Having laminated wooden floor

#### BEDROOM (4)

11'11" x 7'2" (3.63m x 2.18m)

#### BATHROOM

Comprising Bath, WHB, WC, fully tiled walk in shower, tiled floor.

#### EXTERIOR FEATURES

Neat lawn to front

Paved patio area to rear

Lawn to rear enclosed by fence and gate

Shed

#### ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £810.92 (June 2019)



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