

LIVERMORES
THE ESTATE AGENTS





We are delighted to offer for sale this well presented three bedroom semi detached house. Having been extended to ideally suit the needs of any growing family and within close proximity to well regarded local schools. The ground floor is particularly bright and spacious with a large lounge, separate dining room, kitchen and utility area/downstairs cloakroom. The first floor boasts a large master bedroom with an adjoining room with bath, two further bedrooms, and shower room. Externally is a pretty rear garden and to the front, off road parking for two cars. Internal inspection is strongly advised to fully appreciate the size of the accommodation on offer.

ENTRANCE HALL

Carpet. Stairs to first floor. Understairs cupboard.

LOUNGE

24' 4" x 12' 7" (7.42m x 3.84m) Carpet. Two radiators. Gas fire. Double glazed patio doors to rear garden.

DINING ROOM

24' 0" x 9' 9" x 8' 9" (7.32m x 2.97m x 2.67m) Timber laminate floor. Two radiators. Window to rear.

KITCHEN

11' 6" plus doorway x 7' 3" (3.51m x 2.21m) Vinyl flooring. Built in pantry. One and a half bowl sink and drainer unit with cupboard under. Further range of base and wall units. Integrated gas hob and built in oven. Double glazed window to side. Door to garden.

UTILITY ROOM

8' 3" x 4' 2" (2.51m x 1.27m) Ceramic tiled flooring. Window to side and rear. Low level wc. Local tiling. Plumbed for washing machine. Wash hand basin.

FIRST FLOOR LANDING

Carpet. Access to loft. Built in cupboard with wall mounted gas fired boiler.

BEDROOM 1



14' 2" x 13' 2" + 6' 9" x 7' 8" (4.32m x 4.01m + 2.06m x 2.34m) Carpet. Radiator. Double glazed window to rear.

ADJOINING ROOM

Vinyl flooring. Radiator. Double glazed window to rear. Built-in storage cupboard. Panelled bath.

BEDROOM 2

12' 3" x 9' 9" (3.73m x 2.97m) Carpet. Radiator. Double glazed window to rear.

BEDROOM 3

10' 0" x 6' 11" (3.05m x 2.11m) Carpet. Radiator. Double glazed window to front.

SHOWER ROOM/WC

Vinyl flooring. Chrome heated towel rail. Walk-in shower. Wash hand basin inset to vanity unit. Low level wc.

GARDEN

Patio. Mainly laid to lawn. Brick shed. Side access.

PARKING

Off road parking for two cars.

DISCLAIMER:

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		