



Within this convenient location just 2 miles from the centre of town is this well presented, ex show home, 4 bedroomed semi-detached townhouse arranged over three storeys with enclosed low maintenance garden to rear, garage and off road parking. No onward chain.











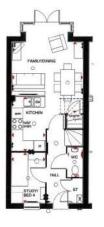


Features

- Entrance hall
- Open plan fitted kitchen / family / dining room with additional high quality integrated appliances and French doors to garden
- Study / bedroom 4 with fitted cupboard
- Cloakroom
- Living room on 1st floor
- Master bedroom with fitted wardrobe and ensuite shower room
- 2 further bedrooms on 2nd floor with fitted wardrobes
- Family bathroom
- Low maintenance garden to rear
- Garage and driveway parking
- Double glazing
- Gas central heating







Ground Floor

Family/Dining 3972 x 3938mm 13:0" x 12:11" Kitchen 3061 x 1867mm 10:0" x 6:1" Study/ 2813 x 1867mm 9:2" x 6:1" WC 1649 x 860mm 5:4" x 2'9"

[Approximate dimensions]



Viewing strictly through the selling agents:

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First Floor

| Lounge | 3938 x 3633mm | 12'11" x 11'11" |
|-----------|---------------|-----------------|
| Bedroom 1 | 3938 x 3045mm | 12'11" x 9'11" |
| En suite | 2164 x 1550mm | 7'1" x 5'1" |

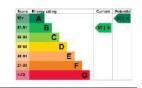
Approximate dimensions



3938 x 3283mm 12'11" x 11'5" 3938 x 2250mm 12'11" x 7'4" 1961 x 1801mm 6'5" x 5'10"

[Approximate dimension

Bathroom





For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

