



 3

Bedrooms

 1

Bathroom





SOLD WITH NO CHAIN

LOVELY SPACIOUS THREE BEDROOM TERRACED

TWO RECEPTION ROOMS

MODERN KITCHEN

Trading Places are pleased to have on the market this lovely family accommodation. Briefly comprising: - Entrance Hall, two reception rooms and a modern kitchen. To the first floor there are two double bedroom and a third single size bedroom. Family bathroom. The property has been fitted with new carpet and laminate flooring.

Outside: Garden to front. Paved enclosed courtyard to rear with raised Astro turf area and gated rear access.

The property is situated in a much sought-after location close to all local amenities, fantastic schools, and good transport links into the City Centre.

Entrance Hall

Staircase leading to the first floor. Double panel radiator. Fitted with new carpet.

Reception One 4.26m x 3.28m

Double glazed window to front elevation. Feature fireplace with gas fire. Laminate flooring.

Reception Two 3.72m x 3.61m

Double glazed window to rear elevation. Double panel radiator. Electric fire. Laminate flooring.

Kitchen

Two double glazed windows. Modern kitchen fitted with a range of high gloss grey wall and base units with marble effect worktops, incorporating a single drainer sink unit with mixer tap. Integrated gas hob with electric oven. with chimney style extractor fan above. Breakfast bar. Double panel radiator. Laminate flooring.

Landing

Access to all first floor rooms.

Bedroom One 3.69m x 4.10m

Two double glazed window to front elevation. Double panel radiator. Fitted with new carpet.

Bedroom Two 3.79m 2.90m

Double glazed window to rear elevation. Double panel radiator. Fitted wardrobes.

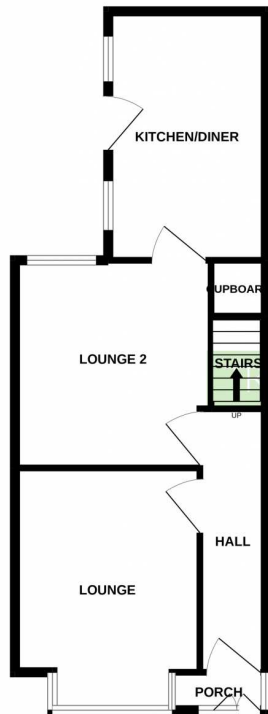
Bedroom Three 3.02m x 2.51m

Double glazed window. Double panel radiator.

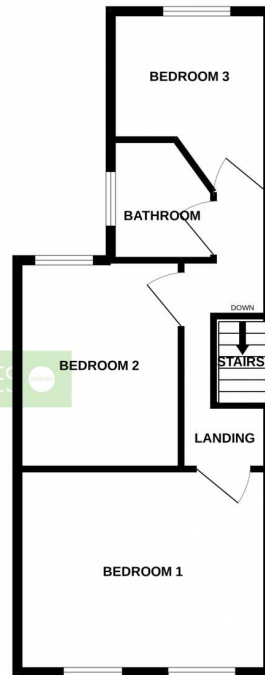
Bathroom 1.86m x 2.02m

Double glazed frosted window. White bathroom suite comprising: - panel bath with shower over, vanity wash hand basin and WC. Heated towel rail. Mosaic vinyl flooring.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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