



**NO CHAIN** - Three bedroom terraced property comprising two living rooms, kitchen, ground floor w.c, bathroom and three bedrooms. The property has a garden to the rear and is well located for local shops and access into the city centre.

**ENTRANCE HALL** Radiator and doors to the sitting room and living room.

**SITTING ROOM 11' 10" x 7' 3" (3.62m x 2.22m)**  
Double glazed window to the front and radiator.

**LIVING ROOM 14' 11" x 11' 3" (4.55m max x 3.43m max)**  
Double glazed window to the rear, radiator, staircase to the first floor landing and door to the kitchen.

**KITCHEN 14' 4" x 5' 8" (4.38m x 1.75m)**  
Double glazed window to the side, radiator, tiled floor, part tiled walls and a range of wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer, plumbing for a washing machine and doors to the ground floor w.c and rear garden.

**GROUND FLOOR W.C** Double glazed obscure window to the side, radiator, close coupled w.c and pedestal wash hand basin with splash back tiling.

**FIRST FLOOR LANDING** Loft access hatch and doors to:

**BEDROOM ONE 15' 0" x 8' 3" (4.59m x 2.53m)**  
Double glazed window to the rear and radiator.

**BEDROOM TWO 11' 10" x 8' 6" (3.61m x 2.61m)**  
Double glazed window to the front and radiator.

**BEDROOM THREE 11' 10" x 6' 0" (3.61m max x 1.85m max)**  
Double glazed window to the front and radiator.

**BATHROOM** Double glazed obscure window to the rear, radiator, part tiled walls and contemporary white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

**REAR GARDEN** To the rear of the property is a pleasant garden with paved patio areas. A gate provides access to a side passage leading to the front.

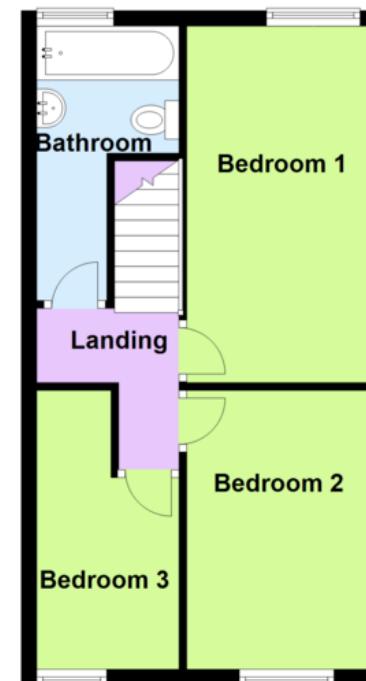


**Offers In The Region Of £140,000**

Ground Floor



First Floor



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