



 4  
Bedrooms

 1  
Bathroom

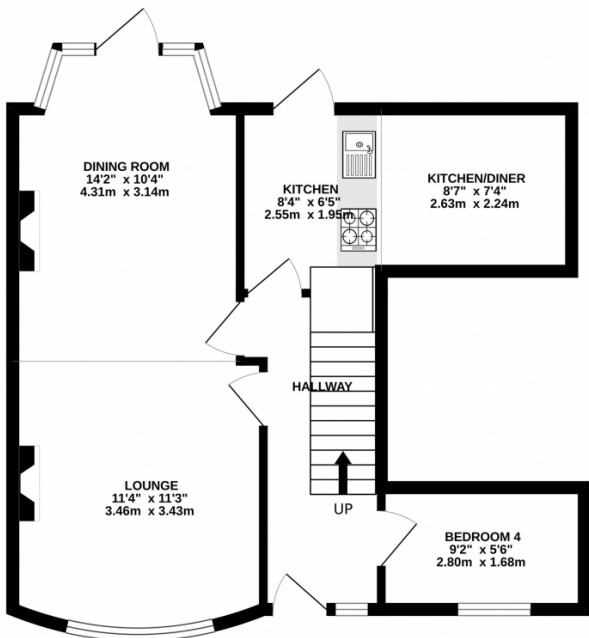


Greengate Residential are delighted to offer for sale this large four bedroom end of terrace house. The property was newly refurbished in 2019 and offers spacious accommodation including through lounge , large fitted kitchen , spacious bedrooms and rear garden.

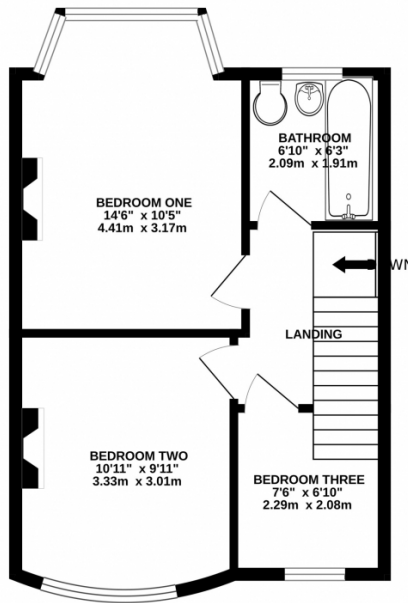
Further benefits include gas central heating, double glazing and potential to extended the loft (stpp).

The property is currently let but can also be sold with vacant possession.

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: N9 9DN

