



- EXECUTIVE
- NO CHAIN

#### Entrance

UPVC wooden effect double glazed front door.

#### Dining Room 14'3 x 12'9 (4.34m x 3.89m)

Double glazed window to front. Wall mounted radiator and stairs to first floor. Spot lighting

#### Kitchen 14'3 x 11'6 (4.34m x 3.51m)

Range of base and wall mounted units with gloss units and oak wooden worktops. Eye level electric oven, gas hob and extractor fan. Built in washing machine and dishwasher. Space for American style fridge-freezer. Stainless steel sink unit with two drainers. Part tiled walls and fully tiled floors. Double glazed door to rear and window to front aspect. Spot lighting

#### Lounge 14'2 x 12' (4.32m x 3.66m)

Double glazed windows and doors to rear aspect . Wall mounted radiator and freestanding log burner with slate hearth and mantelpiece. Spot lighting.

#### Cloakroom

Double glazed window to side aspect. Fully tiled floors and walls. Pedestal sink unit, low level WC and heated towel rail. Spot lighting.

#### First Floor Landing

Doors to all rooms.

#### Bedroom One 12'5 x 14'4 (3.78m x 4.37m)

Double glazed window to front . Wall mounted radiator and spot lighting.

#### En-Suite

Double glazed window to rear. Shower cubicle, pedestal sink unit and low level WC.

#### Bedroom Two 12'11 x 10'6 (3.94m x 3.20m)

Double glazed window to front. Wall mounted radiator and spot lighting.

#### Bedroom Three 9' x 8'7 (2.74m x 2.62m)

Double glazed window to rear . Wall mounted radiator and spot lighting.

#### Bedroom Four 7'8 x 8'6 (2.34m x 2.59m)

Double glazed window to side. Wall mounted radiator and spot lighting.

#### Bathroom

Four piece suite comprising panelled bath, low level WC and pedestal sink unit. Fully tiled walls and floors. Heated towel rail. Double glazed windows to side and rear.

#### To Front

Laid to tarmac, offering off road parking for several vehicles. Side access around property. Steps leading to front porch.

#### To Rear

Laid to patio and stone. Enclosed by brick walling, hedges and wooden fencing. Retained wall and steps leading to lawn.

- DETACHED GARAGE
- OFF ROAD PARKING

#### Garage

Detached garage with sectional hormann remote controlled electric up and over door. Electric and lighting.

#### Particulars Created 19/11/2020

#### Agents Note

Should your offer be accepted

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply



Approximate net internal area: 1121.82 ft<sup>2</sup> / 104.22 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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- ERMIN STREET
- SOLAR PANELS

against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

#### DIRECTIONS

For sat nav purposes GL3 4HN

