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Plan produced using PlanUp.



Situated in a convenient location for Wood Lane, with Morrisons High Street Store easily accessible, is this THREE BEDROOM LINKED SEMI-DETACHED HOUSE. In our opinion the property does require some alterations, with three double bedrooms to the first floor and two separate reception rooms and conservatory to the ground floor. Viewing recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		72	86
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



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The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR

Entrance

Via front door into hallway.

Hallway

Under stairs storage cupboard. Door to Lounge. Stairs to first floor landing.

Lounge

12'6 x 12'6

Double glazed internal window to rear. Radiator. Doorway to Dining Room.

Dining Room

9'2 x 9'4

Double glazed sliding doors to garden. Radiator. Archway to kitchen.

Kitchen

8'6 x 8'11

Range of floor and wall mounted units with tiled walls and roll edge top worktops. Plumbing for washing machine. Space for gas cooker. Door to side and double glazed window to front. Single bowl drainer and mixer taps.

Conservatory (with access from Garden)

10' x 7'4

Double glazed windows and door.

FIRST FLOOR

Landing

Two double glazed windows to front. Floor standing storage cupboard.

Bedroom One

13'01 x 10'2

Double glazed window to rear. Radiator.

Bedroom Two

12'10 x 9'2

Double glazed window to rear. Radiator.

Bedroom Three

12'7 x 6'5

Double glazed window to rear. Radiator.

Bathroom

Comprising of three piece suite. Panelled bath with mixer taps. Low flush wc. Pedestal wash hand basin. Double glazed window. Half tiled walls.

EXTERIOR

Rear Garden (from Dining Room)

Approximately 45' Mainly laid to lawn with brick built shed. Side access. Mature shrubs.

