



- **SIX DOUBLE BEDROOMS**
- **FIVE BATHROOMS**

Entrance

Entrance via UPVC double glazed front door leading to entrance hall.

Entrance Hall

UPVC double glazed window to front aspect, carpet flooring and wall mounted radiator. Doors to dining room and sitting room and stairs to first floor.

Downstairs Shower Room

UPVC double glazed window to rear aspect, tiled flooring, heated towel rail and extractor fan. Low level WC, vanity wash hand basin and tiled shower cubicle. Doorway to utility.

Sitting Room 14'5 x 11'9 (4.39m x 3.58m)

UPVC double glazed window to front aspect, carpet flooring and wall mounted radiator.

Dining Room 11'8 x 12'5 (3.56m x 3.78m)

UPVC double glazed window to front aspect, laminate flooring, wall mounted radiator and door to kitchen.

Kitchen 11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window and patio door to rear aspect, tiled flooring and wall mounted radiator. Range of eye level and base storage units with work surface over. One and a half bowl stainless steel sink unit with mixer tap over. Built in electric oven and hob with extractor hood above. Door to utility, part tiled walls and further appliance space.

Utility Room 8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed window to rear aspect, tiled flooring and door to downstairs shower room. Range of base units with work surface over, plumbing for washing machine and further appliance space. Under stairs storage cupboard and wall mounted combination boiler.

First Floor Landing

Carpet flooring, wall mounted radiator and doors to bedrooms one, two, three & four as well as bathroom and separate shower room. Stairs to second floor.

Bedroom One 11'9 x 11'4 (3.58m x 3.45m)

UPVC double glazed window to front aspect, wall mounted radiator and carpet flooring.

Bedroom Two 10'3 x 9'6 (3.12m x 2.90m)

UPVC double glazed window to front aspect, wall mounted radiator and carpet flooring.

Bedroom Three 10'4 x 12'0 (3.15m x 3.66m)

UPVC double glazed window to rear aspect, wall mounted radiator and carpet flooring. Built in storage cupboard.

Bedroom Four 8'8 x 9'3 (2.64m x 2.82m)

UPVC double glazed window to rear aspect, wall mounted radiator and carpet flooring.

First Floor Bathroom

UPVC double glazed window to rear aspect, tiled flooring and part tiled walls. Heated towel rail, low level WC, panelled bath and pedestal wash hand basin with mixer tap over.

Separate Shower Room

UPVC double glazed window to rear aspect, tiled shower cubicle with fitted shower.

- **HMO POTENTIAL**
- **OFF ROAD PARKING**

Second Floor Landing

Doors to bedrooms five and six.

Bedroom Five 14'0 x 12'3 (4.27m x 3.73m)

UPVC double glazed window to rear aspect and Velux sky light window. Laminate flooring, wall mounted radiator and door to Ensuite.

Ensuite to Bedroom Five

UPVC double glazed window to rear aspect and tiled flooring. Pedestal wash hand basin with mixer tap, low level WC and tiled shower cubicle.

Bedroom Six 13'9 x 10'4 (4.19m x 3.15m)

UPVC double glazed window to rear aspect and Velux sky light window. Laminate flooring, wall mounted radiator and door to Ensuite.

Ensuite to Bedroom Six

UPVC double glazed window to rear aspect and tiled flooring. Pedestal wash hand basin with mixer tap, low level WC and tiled shower cubicle.

- **UPVC DOUBLE GLAZING**
- **IMMACULATE CONDITION**

Front of Property

