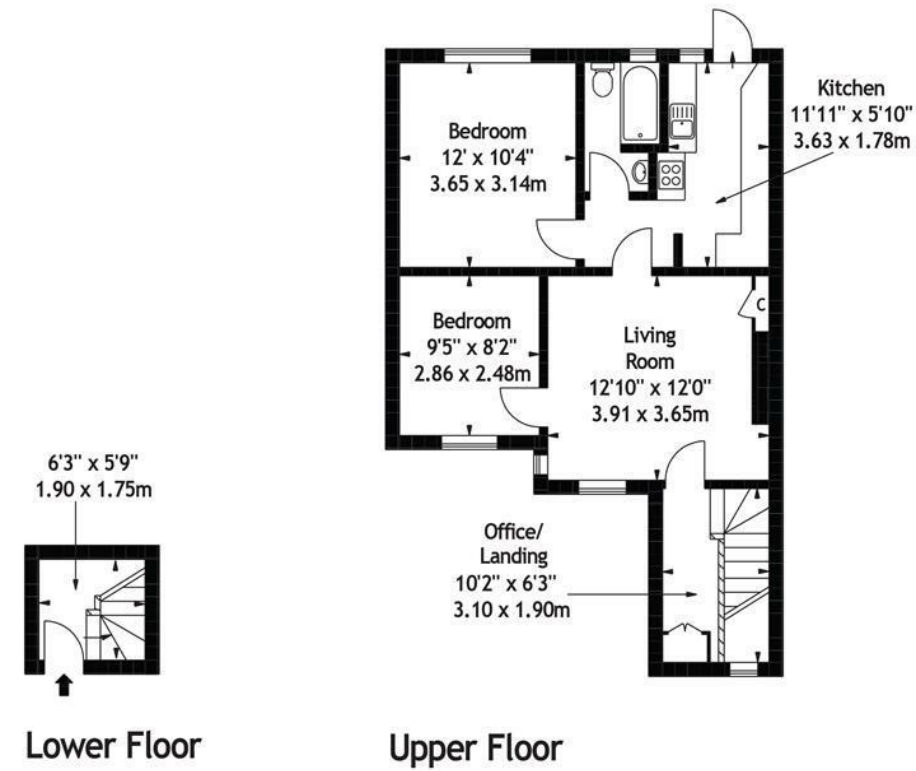


FLOORPLAN
 Approx. Gross Internal Area
 610 sq.Ft - 56.67 sq.M



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

ASHTON

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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			
England & Wales		59	64
	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			
England & Wales			
	EU Directive 2002/91/EC		



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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.

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GROUND FLOOR

Entrance

Via double glazed front door into lobby area.

Lobby Area

Smooth walls to smooth ceiling. Tiled flooring. Stairs to first floor.

FIRST FLOOR

Landing

Cupboard housing meters. Fitted study area. Double glazed window. Smooth walls to ceiling. Door to lounge.

Lounge

11'11 x 12'10

Double glazed window to front. Wood flooring. Smooth walls to smooth ceiling. Radiator. Door to lobby.

Bedroom Two

9'4 x 8'2

Smooth walls to ceiling. Double glazed window. Radiator. Wood flooring.

Lobby Area

Wood flooring. Smooth walls to ceiling. Loft access.

Loft

Fully boarded with a light.

Bedroom One

11'11 x 10'5

Double glazed window. Radiator. Wood flooring. Smooth walls to smooth ceiling.

Bathroom

Comprising of three piece suite. Panelled bath with mixer taps and shower attachment. Low flush wc. Double glazed window. Vanity unit with sink inset. Tiled flooring.

Kitchen

Range of floor and wall mounted units with roll edge work tops and tiled splashbacks. Tiled flooring. Wall mounted boiler. Stainless steel single bowl with mixer taps. Breakfast bar. Space for fridge/freezer. Plumbing for washing machine. Fitted gas hob with extractor fan over. Built-in electric oven. Double glazed window and door to balcony with stairs to garden.

EXTERIOR

Garden

Private garden. Shed. Paved with flower beds.

