



4



3



2

- 4 Bed End Terraced Town House
- 19' 'L' Shaped Breakfasting Kitchen
- Family Bathroom & 2 En Suites
- Sought After Development
- Accommodation Over 3 Floors
- Utility Room
- Garage
- Cloaks/WC
- First Floor Lounge with Juliette Balcony
- West Facing Rear Garden

A well presented 4 bedroomed end of terrace townhouse, with spacious family accommodation set out over 3 floors. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Cloakroom/WC, with wc and wash basin. The 'L' shaped 19' Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over and French doors to the rear garden. The Utility Room is fitted with a sink unit with cupboard under, plumbing for a washer and door to the rear. Bedroom 4 is to the front. Stairs lead from the hall to the First Floor Landing, with storage cupboard. The 'L' shaped Lounge has a storage cupboard and French doors opening to a Juliette balcony to the front. Bedroom 3 is to the rear and has built in double wardrobes and a cupboard housing the combi boiler. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with half tiled surrounds. Stairs lead to the Second Floor Landing. Bedroom 1 is to the front, with built in wardrobes and an En Suite Shower/WC, with low level wc, pedestal wash basin and shower enclosure with mains shower. Bedroom 2 is to the rear and has built in double wardrobes and an En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with mains shower. There is a Garage to the rear.

Externally, there is a small Front Garden with shrubs and path to the front door. The Rear Garden is West facing, paved on 2 levels and with access to the garage.

Mill Vale is conveniently located, with good access to local amenities, along with road and public transport links into the city and other surrounding areas.

Reception Hall 11'6 x 7' (3.51m x 2.13m)

Cloakroom/WC 5'3 x 3'1 (1.60m x 0.94m)

Breakfasting Kitchen 19'4 x 16'2 (max) (5.89m x 4.93m (max))

Utility Room 7'2 x 5'3 (2.18m x 1.60m)

Bedroom 4/Study 11'6 x 9' (3.51m x 2.74m)

First Floor Landing

Lounge 16'3 x 13'6 (max) (4.95m x 4.11m (max))

Bedroom 3 10'10 x 10'6 (max to back of 'robes) (3.30m x 3.20m (max to back of 'robes))

Bathroom/WC 10'5 x 5'6 (3.18m x 1.68m)

Second Floor Landing

Bedroom 1 13'8 x 16'2 (max to back of 'robes) (4.17m x 4.93m (max to back of 'robes))

En Suite Shower/WC 6'6 x 6' (1.98m x 1.83m)

Bedroom 2 10'9 x 16'3 (max to back of 'robes) (3.28m x 4.95m (max to back of 'robes))

En Suite Shower/WC 6'6 x 5'6 (1.98m x 1.68m)

Garage



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.