







ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door, wood strip flooring and inner door to the living room.

LOUNGE

13'9" x 12'1" [4.2m x 3.7m]

Oriel bay window to the front, double central heating radiator, continuation of the wood strip flooring, part dado panelling and feature fireplace with ornate surround with marbled insert and hearth housing a living flame electric fire. Double doors lead through to the adjoining dining kitchen.



DINING KITCHEN

14'1" x 11'9" [4.3m x 3.6m]

Window overlooking the rear garden and fitted with a good

range of gloss white fronted wall and base units with contrasting dark laminate work tops and tiled splash backs, inset stainless steel sink unit, four ring gas hob with filter hood over, built in oven and integrated microwave, matching cupboard concealing space for a tall fridge/freezer and space and plumbing for a dishwasher or tumble dryer. Central heating radiator and wood strip flooring.

INNER HALLWAY

Central heating radiator, stairs to the first floor and connecting door through to the downstairs w.c.

W.C.

4'7" x 3'3" [1.4m x 1.0m]

Part tiled walls and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin.

REAR PORCH

6'6" x 5'2" [2.0m x 1.6m]

Single glazed windows and door to the rear garden.

CELLAR HEAD

With steps down to a useful storage cellar.

FIRST FLOOR LANDING

17'4" x 6'10" [5.3m x 2.1m]

Spacious landing with window overlooking the rear garden, useful study area and a loft access hatch.



BEDROOM ONE

14'1" x 10'2" [4.3m x 3.1m]

A well proportioned room with window to the front and central heating radiator.



BEDROOM TWO

10'9" x 6'6" [3.3m x 2.0m]

Window to the front and central heating radiator.



BEDROOM THREE

9'6" x 7'10" [max] [2.9m x 2.4m [max]]

Window to the side and central heating radiator.

BATHROOM/W.C.

8'10" x 5'10" [2.7m x 1.8m]

Part tiled walls and fitted with a three piece white and chrome

suite comprising corner bath with two showers over, vanity wash basin with cupboards over and low suite w.c. with concealed cistern. Frosted window to the rear and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a broad block paved parking area with a well stocked flower bed. To the rear of the house there is a lovely enclosed garden laid mainly to lawn with a sheltered patio sitting area.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.