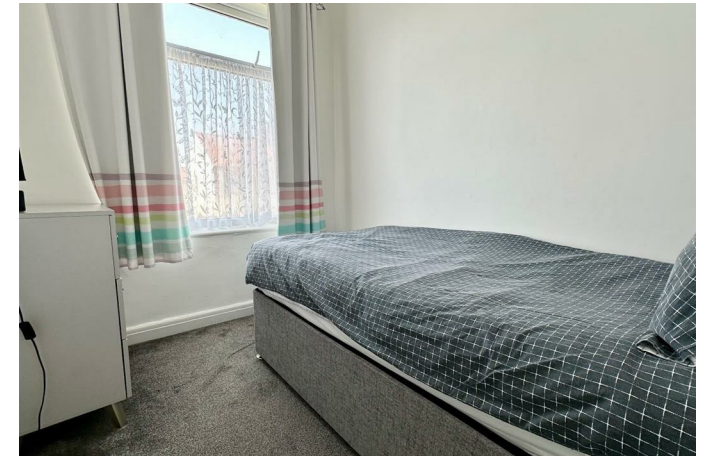




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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*WELL PRESENTED SEMI DETACHED HOUSE IN A QUIET AREA WITH NO ONWARD CHAIN INVOLVED\*\* Well Presented Semi Detached House in a Quiet Area comprising Entrance Hallway, Lounge, Dining Kitchen, Landing, Three Bedrooms, Bathroom, Gardens to Enclosed Rear Garden, No Onward Chain Involved, Council Tax Band C**

Entrance Hallway Double glazed entrance door, radiator	wash hand basin, low level wc, tiled walls, double glazed window to rear
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Lounge 11'2 x 14'11 Double glazed walk in bay window to front, radiator, wooden laminate flooring, decorative cornice style ceiling, radiator, gas fire in feature surround	Outside Enclosed rear garden, paved patio, panelled fencing
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Dining Kitchen  
16'10 x 12'0  
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, plumbed for washing machine, electric oven, ceramic hob with extractor hood over, space for fridge freezer, double glazed double doors to rear, radiator, understairs storage cupboard, wooden laminate flooring, double glazed window to rear

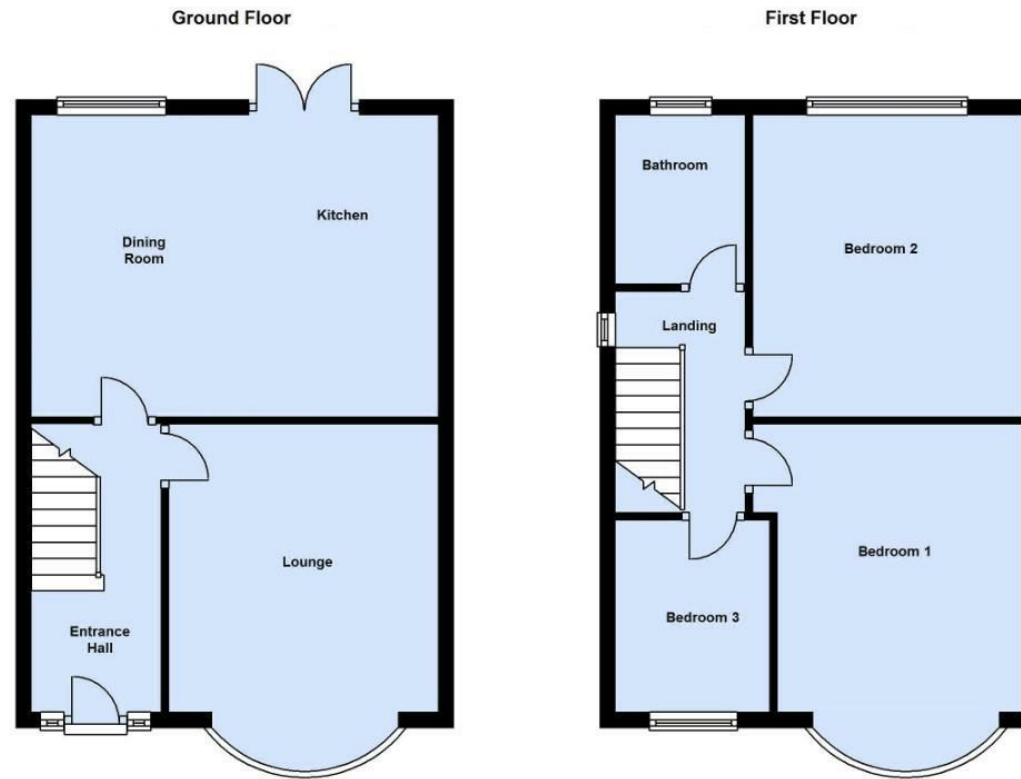
Landing  
Double glazed window to side

Bedroom 1  
11'0 x 15'1  
Double glazed windows walk in bay window to front, radiator, decorative cornice style ceiling, chimney breast

Bedroom 2  
10'10 x 12'5  
Double glazed window to rear, radiator

Bedroom 3  
6'5 x 8'4  
Double glazed window to front, radiator

Bathroom  
6'11 x 5'7  
Fitted with a 3 piece bathroom suite comprising panelled bath with glass screen and electric shower over, vanity



Total area: approx. 77.3 sq. metres (832.2 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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