



envisage
Sales and Lettings

THE GALLIARDS, GIBBET HILL
£169,950



ENTRANCE

Obscure glazed hardwood door leading into :

PORCH

Having Parquet wood flooring, hardwood obscure glazed stable door leading into the rear garden, obscure glazed hardwood door leading into the garage, door leading into :

ENTRANCE HALL

Having double glazed windows facing the front, side & rear aspects, central heating radiator, coving to the ceiling, doors to :



LOUNGE

14' 9" x 11' 0" (4.5m x 3.35m) Having a double glazed window facing the side aspect, marble hearth, space for a gas fire with a wooden mantelpiece over, central heating radiator, coving to the ceiling, television and telephone points, double glazed patio door into :



KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) Having a range of wall, base and drawer units with work surfaces incorporating a one and a half sink and single drainer stainless steel sink unit with tiled splashbacks over. Space and plumbing for a automatic washing machine, gas cooker, fridge/freezer, electric plinth heater, double glazed windows to the front & side aspect.



BEDROOM ONE

14' 9" x 8' 10" (4.5m x 2.69m) Having double glazed windows to the front & rear aspect, fitted wardrobes with over bed cupboards, matching drawer units, coving to the ceiling, central heating radiator, television & phone points, door to :



EN SUITE

Comprising of a shower cubicle with thermostatically controlled shower, corner wash hand basin, low level WC, tiling to the splashback areas, central heating radiator, obscure double glazed window facing the front aspect.



BEDROOM TWO

11' 2" x 6' 11" (3.4m x 2.11m) Having a storage cupboard housing the hot water cylinder, further storage cupboard with shelving, central heating radiator, coving to the ceiling, double glazed window to the front aspect.



CONSERVATORY

Double glazed window and patio doors

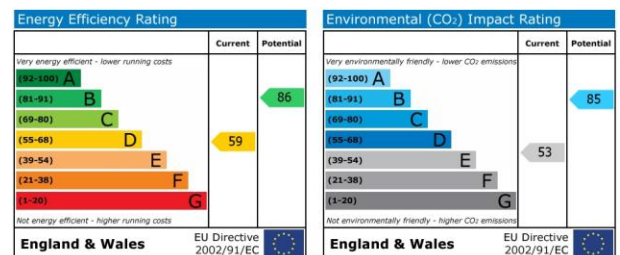
GARAGE

16' 7" x 8' 6" (5.05m x 2.59m) Having an electrically operated up and over door, light & power, side personal door.



OUTSIDE

Having a block paved frontage with herbaceous border, side pedestrian gate leading into the small enclosed rear garden with seating area.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

