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.
A well presented two bedroomed end terraced property in a sought-after location is ideal for the first time buyer or retiring couple.

**ENTRANCE VESTIBULE**

**LOUNGE**
4.37m (14' 4") x 4.29m (14' 1") max
UPVC double glazed sash window to front, open fire with solid fuel stove with glass door in chimney, double radiator with thermostatic valve, floorboards, telephone point, TV point, door to;

**KITCHEN DINING ROOM**
4.29m (14' 1") x 2.79m (9' 2")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine, fridge/freezer, gas range, uPVC double glazed sash window to rear, ceramic tiled flooring, stairs, secure door;

**FIRST FLOOR LANDING**
Radiator, access to part boarded loft with pull down ladder, door to;

**BEDROOM ONE**
4.34m (14' 3") x 3.51m (11' 6")
UPVC double glaze window to front, single radiator with thermostatic valve;

**BEDROOM TWO**
2.82m (9' 3") x 1.98m (6' 6")
UPVC double glazed sash window to rear, radiator;

**BATHROOM**
Recently refitted with three piece suite comprising panelled bath with shower over and glass screen and close coupled WC, full height sandstone tiling to all walls, heated towel rail, window to rear, floorboards;

**EXTERIOR**
FRONT: small garden enclosed by a stone wall spacing the property from the road.

REAR; Shared rear lawned garden
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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