



**£175,000**

## Hallway

A UPVC double glazed front door leads in an inner porch with access to a spacious T shaped central hallway.



## Sitting Room 14' 7" x 13' 8" (4.44m x 4.16m)

A large UPVC double glazed window to the front, a chimney breast, central heating radiator, sliding double doors to the dining room and a door from the central hallway.

## Dining Room 11' 10" x 10' 4" (3.60m x 3.15m)

Windows to the side and rear, a door to the kitchen at the rear, a central heating radiator and a living flame effect gas fire.

## Kitchen 12' 1" x 8' 1" (3.68m x 2.46m)

Extended timber structure with a flat roof including three windows to the rear, one on either side and a back door to the rear garden. There are fitted base units with laminate worktops, a stainless steel sink drainer and space for a gas cooker.



## Pantry 8' 9" x 2' 10" (2.66m x 0.86m)

With access from the hallway and a window to the kitchen at the rear.



## Bedroom 1 12' 1" x 11' 11" (3.68m x 3.63m)

UPVC double glazed bow window to the front, a central heating radiator and the original cast iron open fireplace.

## Bedroom 2 12' 0" x 10' 6" (3.65m x 3.20m)

A range of fitted wardrobes, a window to the rear, a central heating radiator and the original open fireplace.



## Shower Room 8' 9" x 5' 4" (2.66m x 1.62m)

Three piece fully tiled and spacious shower room including a shower cubicle, wash basin and WC. There is also a window to the rear and a central heating radiator.



## Outside

The property is set back from the road beyond a driveway which leads to an attached single garage at the side, which provides secure access to the rear. The rear garden is very spacious, private and level, also including a large patio area across the back of the property.



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

