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for dining table and chairs. Picture rail. Fired earth green slate tiles. Radiator. Door leading into, Utility w: 1.55m x l: 2.31m, Double glazed window to side aspect. Handmade shaker style base units with granite roll edge work surface tops over. Sunken Belfast sink with Victorian style mixer taps over. Plumbing for washing machine. Built in airing cupboard homing gas combi boiler. Fired Earth splash back and green slate floor tiles. Radiator. Double glazed door leading to courtyard. Cloakroom, Double glazed window to side aspect. Low level WC. Corner wash hand basin. Fired earth splash back and green slate floor tiles. FIRST FLOOR: Landing, Loft access with pull down ladder. Doors leading to all first floor rooms. Master bedroom w: 3.41m x l: 5.66m, Double glazed window to side aspect. Double glazed door to front aspect leading onto balcony. Built in bookcase into chimney breast. Picture rail. Radiator. (Length narrows from 3.41m to 2.23m), Bedroom 2 w: 3.25m x l: 2.83m, Double glazed window to front aspect. Picture rail. Radiator. Bedroom 3 w: 3.05m x l: 2.38m, Double glazed to side aspect. Picture rail. Radiator. Bathroom w: 2.88m x l: 2.04m, Double glazed obscure window to front aspect. Modern four piece suite comprising of tiled effect panelled bath with detachable shower over. Separate walk shower cubicle with tiled effect Fired Earth splash backs. Low level W.C. Pedestal wash hand basin. Victorian style stainless steel radiator. Wall lighting. Downlights. Fired Earth tiled flooring. Outside, Garden, South facing enclosed Courtyard style garden. Slate floor tiles. Outside tap and lighting. Fitted bench. Space for table and chairs. Garage, Up and over door. Power and lighting. Double glazed velux window into roof. Access, Via wooden door with frosted double glazed window over and to side. Lobby, Fitted shoe cupboard with seating over, homing gas meter. Ornate ceiling cornicing. Dado rail. Secondary stain glass door leading into, Entrance hall, Stairs rising to first floor with fitted storage cupboard under. Built in cupboard with shelving, lighting and electric. Ornate ceiling cornicing. Wall mounted cupboard homing electric meter and fuse board. Radiator. Door leading into, Living room, w: 6.72m x l: 4.06m, X2 Bay windows to both front and side aspects. Cast iron Victorian style gas fireplace with tiled inset and slate hearth. Ornate ceiling cornicing and central rose. Fitted book shelves into alcoves. Picture rail. Television and telephone point. Radiator. Kitchen/diner, w: 3.07m x l: 5.44m, Kitchen Area X2 Double glazed windows to side aspect. Handmade shaker style kitchen comprising of a range of base units with granite roll edge work surface tops over. Double sunken Belfast sink with Victorian style mixer taps over. Rangemaster five burner, dual fuel double oven. Integrated slimline dishwasher and space for freestanding fridge freezer. Picture rail. Splash back tiles. Fired earth green slate tiles. Open plan aspect into, Dining Area Double glazed window to front aspect. Space for dining table and chairs. Picture rail. Fired earth green slate tiles. Radiator. Door leading into, Utility, w: 1.55m x l: 2.31m, Double glazed window to side aspect. Handmade shaker style base units with granite roll edge work surface tops over. Sunken Belfast sink with Victorian style mixer taps over. Plumbing for washing machine. Built in airing cupboard homing gas combi boiler. Splash back tiles. Fired earth green slate floor tiles. Radiator. Double glazed door leading to courtyard. Cloakroom, Double glazed window to side aspect. Low level WC. Corner wash hand basin. Splash back tiles. Fired earth green slate floor tiles. FIRST FLOOR: Landing, Loft access with pull down ladder. Doors leading to all first floor rooms. Master bedroom, w: 3.41m x l: 5.66m, Double glazed window to side aspect. Double glazed door to front aspect leading onto balcony. Built in bookcase into chimney breast. Picture rail. Radiator. (Length narrows from 3.41m to 2.23m), Bedroom 2, w: 3.25m x l: 2.83m, Double glazed window to front aspect. Picture rail. Radiator. Bedroom 3, w: 3.05m x l: 2.38m, Double glazed to side aspect.

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Picture rail. Radiator. Bathroom, w: 2.88m x l: 2.04m, Double glazed obscure window to front aspect. Modern four piece suite comprising of tiled effect panelled bath with detachable shower over. Separate walk shower cubicle with tiled effect splash backs. Low level W.C. Pedestal wash hand basin. Victorian style stainless steel radiator. Wall lighting. Downlights. Fired earth tiled flooring. Outside, Garden, South facing enclosed Courtyard style garden. Slate floor tiles. Outside tap and lighting. Fitted bench. Space for table and chairs. Garage, Up and over door. Power and lighting. Double glazed velux window into.