

RESIDENTIAL ACCOMMODATION COMPRISES OF THE FOLLOWING :-

GROUND FLOOR

Entrance Hallway **15'11 x 9'10 (4.6 x 2.77)**

Carpet flooring, stairwell to first floor accommodation, sitting room to the left, living room straight on....

Living Room **15'03 x 12'07 (4.58 x 3.68)**

Laminate flooring, patio doors leading out to back yard, door into sitting room, hallway and dining area...

Sitting Room **16'07 x 16'02 (4.90 x 4.88)**

Carpet flooring, beautiful marble fireplace, doors into hallway and living room.

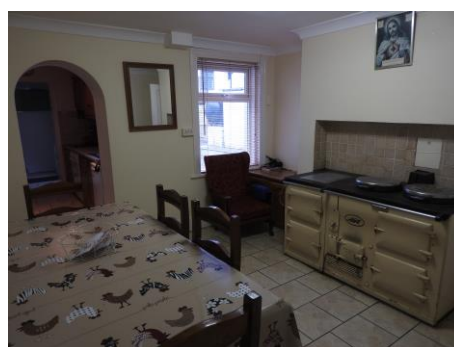


Kitchen **8'10 x 6' (2.47 x 1.8)**

Units at floor and eye level, tiled floor, includes Bosch dishwasher, under counter fridge, 4 ring hob, arch leads into dining/living area...

Dining / Living Area **12'09 x 11'10 (3.68 x 3.38)**

Features Stanley Oil Cooker (of which heats the house), tiled floor and tiled around the Stanley.



Utility **8'03 x 6'03 (2.45 x 1.84)**

Tiled floor, plumbed and includes washing machine, electric cooker, door leading out to back yard.

FIRST FLOOR

Bedroom 1	16'01 x 8'01 (4.89 x 2.44)	Carpet flooring
Bedroom 2	11'10 x 12'10 (3.38 x 3.68)	Carpet flooring, WHB
Bedroom 3	8'05 x 12'02 (7.45 x 3.66)	Carpet flooring



Hallway	3'07 x 8'06 (0.95 x 2.45)	Carpet flooring
Bedroom 4	6'01 x 11'04 (1.83 x 3.36)	Carpet flooring
Bedroom 5	12'04 x 13'10 (3.67 x 4.0)	Carpet flooring
Bedroom 6	15'11 x 10' (4.60 x 3.04)	Carpet flooring
Bedroom 7	13'01 x 11'11 (3.96 x 3.38)	Carpet flooring



Bathroom WHB, WC Triton T90 Electric Shower, Tiled floor with cladding on walls	6'10 x 9'02 (1.85 x 2.75)	
Toilet	3'04 x 9.03 (0.92 x 2.75)	WC
Bathroom WHB, WC and Bath, tiled floor and tiled over the bath with cladding on the walls	5'08 x 12'05 (1.54 x 3.67)	
Hallway Carpet flooring	3'03 x 13'02 (0.92 x 3.97) & 4'03 x 9'11 (1.22 x 2.77)	

