

LIVERMORES





Entrance porch
Fully enclosed

Entrance hall
Double glazed entrance door, window to side, radiator, carpet.

Lounge
3.96m x 3.58m (13' x 11'9")
Double glazed window to front, feature fireplace with coal effect gas fire, radiator, carpet.

Dining room
3.43m x 3.40m (11'3 x 11'2")
Double glazed patio doors to conservatory, radiator, carpet.

Conservatory
2.84mx 2.84m (9'4"x 9'4")
Doors to garden, laminate flooring.

Kitchen
2.36m x 2.21m (7'9" x 7'3")
Matching range of wall and base units with complementing work surfaces, integrated oven, hob, washing machine, dishwasher and fridge, cupboard housing central heating boiler, larder storage cupboard, double glazed window to rear , door to side, tiled floor.sink unit,



Landing
Access to loft, double glazed window to side.

Bedroom 1
3.58m x 3.53m (11'9" x 11'7")
Double glazed window to front, fitted wardrobes, radiator, carpet.

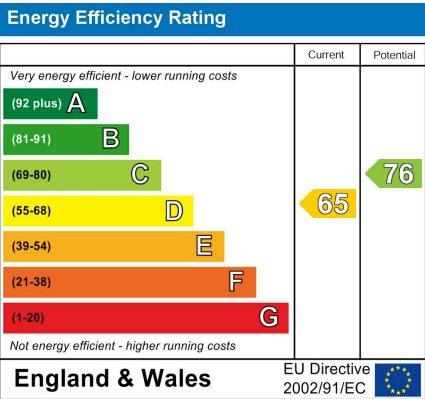
Bedroom 2
3.51m x 3.40m (11'6" x 11'2")
Double glazed window to rear, fitted wardrobes and cupboards, radiator, carpet.

Bedroom 3
2.06m x 2.03m (6'9" x 6'8")
Dual aspect double glazed window to front and side, radiator, carpet.

Bathroom
Double glazed window to rear, suite comprising enclosed bath with mixer tap, wall mounted shower with screen, wash hand basin in vanity unit, low level WC, heated towel rail, tiled walls and floor.

Garden
Approximately 70', patio area, mainly laid to lawn, outside water tap, door to garage, pedestrian side access.

Garage
4.80m x 2.34m (15'9" x 7'8")
Approached via a shared driveway, double opening doors, additional private parking to the front of the house.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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/tenants are advised to recheck the measurements.