

- Substantial three bedroom end terrace villa
- Popular location overlooking Firth Park
- External improvement work carried out
- In need of complete modernisation
- Large attic room with potential for 4th bedroom
- Two reception rooms and off-shot kitchen
- uPVC double glazing and gas central heating
- Excellent potential offered for a family home

**Ground Floor**

Side entrance lobby  
 Bay window sitting room 4.30m x 3.70m  
 Dining room 3.65m x 3.62m  
 Cellar head  
 Kitchen 3.19m x 2.12m

**Basement**

Cellars

**First Floor**

Landing  
 Front bedroom 1 3.64m x 4.32m with an open aspect over Firth Park  
 Closet  
 Rear bedroom 2 3.37m x 2.87m  
 Off shot Bathroom/WC 3.16m x 2.11m

**Second Floor**

Large Attic bedroom 4.32m x 3.62m opening to 6.12m with potential for a 4th bedroom and having an open aspect over the park

**Outside**

Forecourt  
 Rear yard

**EPC Rating F**

A full copy of the EPC will be available to view via our website

**VIEWING**

Mondays 7th, 14th, 21st, 28th  
 January at 12.15pm prompt  
 Thursdays 3rd, 10th, 17th, 24th  
 January at 12.15pm prompt

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