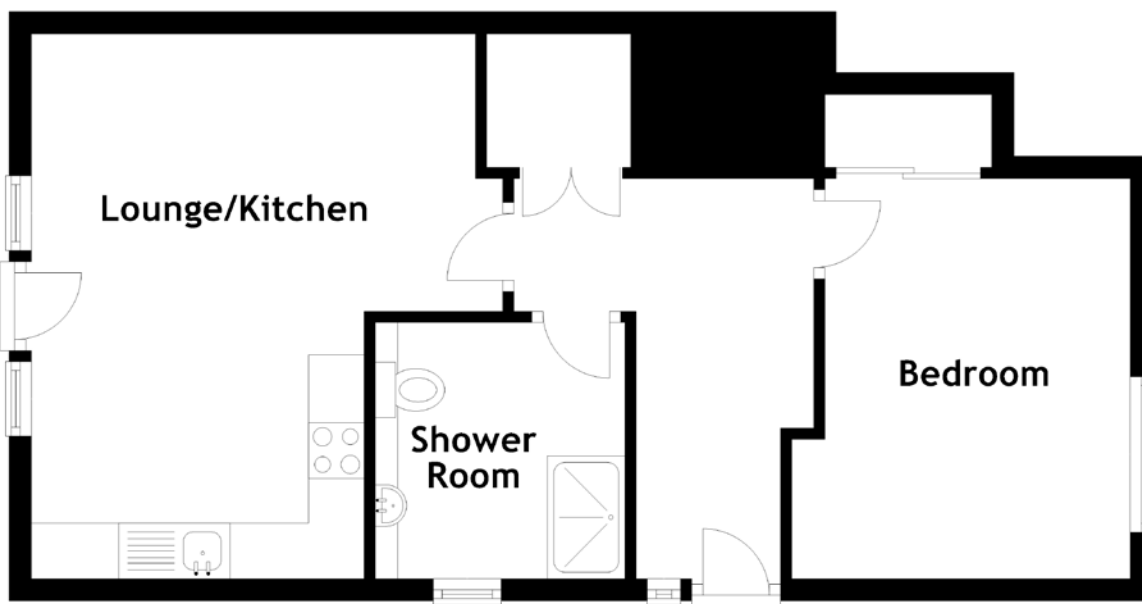


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	4.90m (16'1") x 4.00m (13'1")
Bedroom	3.40m (11'2") x 3.05m (10')
Shower Room	2.30m (7'7") x 2.25m (7'5")

Gross internal floor area (m²): 42m²

EPC Rating: C

Extras (Included in the sale): The Factors are Lowther at circa £40 per month. The owner is willing to consider the separate sale of some brand new furniture and white goods items, which include a bed, recliner chair, two-seater settee, dishwasher and a fridge freezer. The specification includes solar panel technology, a Nuair ventilation system and a community heating system.

Council Tax Band A

