



## **3 BED SEMI-DETACHED**

**TOTAL AREA:** 90sq m (968.8sq ft)

## **GROUND FLOOR**

	Metres	Feet
Entrance Hall:	2.23 x 2.60	7.31 x 8.53
Kitchen/Dining:	5.70 x 3.93	18.70 x 12.89
WC:	1.06 x 1.61	3.47 x 5.28
Sitting Room:	3.38 x 4.36	11.09 x 14.30

## **FIRST FLOOR**

	Metres	Feet
Master Bedroom:	3.44 x 4.46	11.28 x 14.63
Bedroom 2:	2.87 x 2.60	9.41 x 8.53
Bedroom 3:	2.73 x 3.83	8.95 x 12.56
Bathroom:	2.16 x 1.82	7.08 x 5.97
Landing Incl Stairs:	2.16 x 3.51	7.08 x 11.51
Hot Press:	0.60 x 1.07	1.96 x 3.51



**GROUND FLOOR** 

FIRST FLOOR