

**LIVING ROOM**

ALL DOORS PANEL DOORS WITH ADDED MOULDINGS AND BRASS DOOR WARE	GOOD
CARPET BEIGE WITH WHITE SWORLS BURN MARK BY DOOR TO HALL, GREEN MARK NEAR BURN MARK, TWO PALE MARKS NEAR TV POINT	GOOD
2 ELECTRIC LIGHTS WITH PATTERNED FRINGED SHADES	EXCELLENT
2 WOODEN CURTAIN TRACKS MAHOGANY EFFECT	
2 PAIRS PINK VELOUR SELF LINED CURTAINS 90" X 90"	GOOD
PATIO DOORS ALL GLAZING INTACT	
CEILING WHITE VINYL MATT NO MARKS	
WALLS PAPERED WITH DADO RAIL. MAGNOLIA AND WHITE BLOTCHES ABOVE MAGNOLIA AND WHITE STRIPES BELOW. PAPER CLEAN AND WELL STUCK ON BUT LIFTING AT SOME EDGES. REPAIRED TEAR BY WARM AIR VENT GREEN MARK ON DADO RAIL	
2 WARM AIR VENTS IN WALL AND ONE IN FLOOR	GOOD
CUPBOARD UNDER STAIRS	
PANASO NIC MC E42N UPRIGHT VACUUM CLEANER WITH TOOLS	GOOD
EXTENSION TUBES, UPHOLSTERY NOZZLE NARROW NOZZLE AND BRUSH CABLE HAS BEEN REPAIRED.	
3 GATE ARIER	
1 COMO SETTEE 3 SEATER PINK	GOOD
2 COMO CHAIRS PINK	GOOD
MAHOGANY COLOUR LONG JOHN STYLE COFFEE TABLE	GOOD
2 MAHOGANY EFFECT STACKING TABLES	GOOD
1 MAHOGANY COLOUR OVAL DI"	GOOD
6 MAHOGANY CHAIRS UPHOLSTERED IN PINK DRAYLON	GOOD
ONE CHAIR LEG CHEWED	
BLACK ASH EFFECT TALL BOOKCASE	GOOD
MAHOGANY EFFECT 3FT WIDE LOW BOOKCASE	GOOD
TV ARIEL POINT	
2 BHS TABLE LAMP WITH BULB SHADE AND PLUG	GOOD
4 PRINTS IN BLUE FRAMES 2 * C MONET 2 * S ROSSMAN	GOOD
ALL FRAMES AND GLASS INTACT.	

**GAS AND ELECTRICITY READINGS**

**GAS**

**ELECTRICITY**

**KITCHEN**

CEILING WHITE NO MARKS

WALLS PAPERED MAGNOLIA WITH BROWN FLOWER SPRIGS

WALLS TILED UNDER OVERHEAD CUPBOARDS AND BY SINK  
BEIGE/BROWN SMALL TILES. ALL TILES INTACT

CORK PINBOARD GOOD

FIRE BLANKET EI HOME GOOD

FIRE EXTINGUISHER GOOD

FITTED KITCHEN WITH WOOD EFFECT WORK TOP AND TEXTURED VENEER  
DOORS WITH WOOD TRIM. ALL DRAWERS AND DOORS INTACT AND WORKING.  
ASTERITE 1.5 BOWL SINK SLIGHTLY STAINED.  
WORKTOP DAMAGED ABOVE FREEZER REPAIRED.

ADDIS DUSTPAN AND BRUSH BEIGE GOOD

ADDIS 2 GALLON BUCKET GREEN GOOD

CURVER OBLONG BOWL BEIGE GOOD

CURVER DISH DRAINER BEIGE GOOD

CUTLERY TRAY BEIGE GOOD

CURVER SWINGBIN LARGE BEIGE GOOD

ADDIS SPONGE FLOOR MOP WHITE GOOD

BRABANTIA SPRING BOUQUET METAL BREAD BIN GOOD

3 PLASTIC CHOPPING BOARDS GOOD

2 TUFTOP CHOPPING BOARD GOOD

MORPHY RICHARDS WHITE 3PT AUTOMATIC KETTLE GOOD

4 TULIP WINE GLASSES GOOD

0 MIXER GLASSES GOOD

6 HI-BALL GLASSES GOOD

BILTONS 'SPRING BOUQUET' POTTERY TABLEWARE

8 EACH OF DINNER PLATES

SIDE PLATES

CEREAL BOWLS TWO CHIPPED

6 EACH OF SAUCERS

CUPS

1 EACH OF TEAPOT

CASSEROLE 4PT WITH LID

CREAM JUG

OPEN DIVED VEGETABLE DISH

SUGAR BOWL

ALL GOOD

4 X NON STICK BAKING TRAYS

GOOD

2.5 PINT PYREX MIXING BOWL AND LARGE PLASTIC MIXING BOWL

GOOD

ENGLISH HERITAGE EARTHENWARE BROWN

2 \* OVAL ROASTER

GOOD

5PT CASSEROLE DISH WITH LID

GOOD

BROWN CIRCULAR DISH

DENBY OVAL SERVER

2 PINT MEASURING JUG PLASTIC

GOOD

GREEN PLASTIC TRAY

GOOD

MELAMINE SLIM LINE TRAY WITH FLORAL BORDER

RECONSTITUTED MARBLE CHOPPING BOARD

CERAMIC POT TO HOLD WOODEN SPOONS

**KITCHEN (CONT...)**

MORPHY RICHARDS TRILINE 4 PIECE SAUCEPAN SET COMPRISING	
2 PINT SAUCEPAN      LARGE BLUE SAUCEPAN WITH LID	GOOD
3.25PT SAUCEPAN      SMALL ETERNAL BEAU SAUCEPAN WITH LID	GOOD
5PT SAUCEPAN	GOOD
10" FRYPAN NON STICK ALL WITH LIDS	
GREY NYLON MASHER, SLOTTED SPOON AND SLICE	GOOD
BEIGE PLASTIC COLLANDER	GOOD
STAINLESS STEEL CUTLERY 12 FORKS, 12 KNIVES, 10 SPOONS, 7TSPS	GOOD
KITCHEN DEVIL KITCHEN KNIVES	
VEGETABLE KNIFE * 2	
BREAD/CARVING KNIFE	
PARING KNIFE	
SMALL KNIFE	
WOODEN HANDLED BREAD KNIFE	ALL GOOD
6 WOODEN SPOONS	GOOD
POTATO PEELER	GOOD
BOX GRATER	GOOD
8 ETERNAL BEAU TABLE MATS	GOOD
12 ETERNAL BEAU DRINKS MATS	GOOD
ACRYLIC SALT AND PEPPER SET	GOOD
KITCHEN SCISSORS SAINSBURYS	GOOD
BUTTERFLY TIN OPENER	GOOD
CORKSCREW LEVER TYPE	GOOD
NUTCRACKERS	
9 MUGS ON A PINE MUG TREE	
AUSTRIAN BLIND WORKING	GOOD
CREAM VINYL FLOORING HOLES BY SINK	GOOD
WINDOW GLAZING INTACT	
CREDA CERAMIC HOB BROWN CLEAN BUT SOME MARKS	GOOD
CREDA EUROPA DOUBLE OVEN BUILT IN TOP ONE WITH GRILL ROTISSERIE	
ATTACHMENT IN CUPBOARD ABOVE	GOOD
HOTPOINT SLIP IN LARDER FRIDGE WITH WHITE DECOR PAN	
LEC FREEZER WHITE MODEL U55OCW S/N: 9D011749	GOOD
ARISTON ARISTELLA SLIMLINE DISHWASHER	GOOD
INDESIT WD966 WASHER DRYER	GOOD
MATSUI M180TC MICOWAVE	GOOD
MORHPY RICHARDS COOLSIDE TOASTER	GOOD
PLASTIC PULL OUT TOWEL RAILS UNDER WORK TOP BY OVEN UNIT	GOOD
1 DUSTER	
LIGHT BULBS 60W AND 100W	
FUSES 3, 5 AND 13AMP	
5 PIECE ST ANLEY SCREWDRIVER SET	GOOD
MAINS WATER TURN OFF KEY	
INSTRUCTION BOOKS FOR APPLIANCES	

**HALL STAIRS AND LANDING**

OUTER FRONT DOOR PLASTIC WITH GLASS LIGHTS, ALL LIGHTS INTACT

LETTER BOX COVER BRASS FINISH	
2 BROWN FLECK FIBRE DOORMATS	GOOD
OTHER DOORS PANEL DOORS	GOOD
SMOKE DETECTORS UPSTAIRS x 1 AND ON STAIR HEAD x 1	GOOD
CARPET GREEN	GOOD
2 ELECTRIC LIGHTS WITH PATTERNED FRINGED SHADES	GOOD
CEILING WHITE VINYL SILK FRESHLY PAINTED NO MARKS	
WALLS PAPERED WITH VINYL PALE GREEN/BEIGE FLORAL PATTERN.	
PAPER CLEAN AND WELL STUCK DOWN	
11 PICTURE HOOKS UP THE STAIRS AND ON THE LANDING	
LOFT LADDER WITH POLE	GOOD
ATTIC PART BOARDED WITH LIGHT	
AIRING CUPBOARD WITH HOT WATER CYLINDER AND SHELVES	GOOD
ALSO IMMERSION HEATERS WITH F USED SWICHES.	
TOP IMMERSION IS ON A TIMER	
	GOOD
MYBELLE TWO PIECE WALL MOUNTED TELEPHONE WHITE	GOOD

**BATHROOM**

CEILING WHITE VINYL SILK NO MARKS	
WALLS FULLY TILED WITH PINK PATTERNED TILES. ALL TILING INTACT.	
VERY LARGE FITTED MIRROR OPPOSITE BATH INTACT	
WHISPER GREY 3 PIECE BATHROOM SUITE NO CRACKS OR CHIPS	GOOD
SHOWER PLUMBED FROM MIXER TAPS SHOWER WORKING	GOOD
WALL MOUNTED HOLDER FOR SHOWER HEAD	GOOD
SHOWER CURTAIN RAIL	GOOD
CURTAIN GREY AND WHITE	GOOD
WHISPER GREY PLASTIC CORNER WALL SHELVES OVER BATH	GOOD
CEILING MOUNTED LIGHT WITH 60W BULB AND CUT GLASS SHADE	GOOD
EXTRACTOR FAN WORKING WITH LIGHT	GOOD
ELECTRIC BAR HEATER	GOOD
TOWEL RAIL ON BACK OF DOOR	GOOD
1 LOO ROLL HOLDER, WALL MOUNTED, 1 LOO ROLL HOLDER FLOOR STANDING	
WHISPER GREY TOOTHBRUSH HOLDER	GOOD
LOO BRUSH AND HOLDER GREY AND WHITE	EXCELLENT
BLUE METAL FLIP TOP BIN	GOOD
VINYL TILES	GOOD
PINK COTTON BATH MAT	GOOD
WHITE ANTI SLIP BATH MAT	GOOD
DOOR STOP	GOOD
ROLLER BLIND GREY PULLEY TYPE	GOOD
WINDOW GLAZING INTACT	
DOUBLE CERAMIC ROBE HOOK ON BACK OF DOOR	

**BEDROOM 1**

SILENTNIGHT LYTHAM 4FT 6" DIVAN BED	GOOD
4FT 6" MATTRESS COVER WHITE	GOOD
BUILT IN WARDROBES, DRAWERS AND CUPBOARDS OVER THE BED IN WHITE ON WALL OPPOSITE THE DOOR. RECESS FOR BED.	
GLASS SHELVES INTACT, PULL OUT TABLES INTACT AND LIGHTS WORKING	
FITTED WARDROBE WITH OPENING PANEL DOORS, RAIL AND SHELF	GOOD
4 GANG EXTENSION SOCKET	GOOD
1 PAIR FLORAL PINK/GREY LINED CURTAINS	GOOD
CURTAIN TRACK, RUNNERS AND HOOKS	GOOD
WINDOW GLAZING ALL INTACT	GOOD
WALLS PAINTED MAGNOLIA VINYL SILK FRESHLY PAINTED NO MARKS	
CEILING PAINTED WHITE VINYL SILK FRESHLY PAINTED NO MARKS	
SMOKE DETECTOR	GOOD
5FT BY 2FT MIRROR INTACT	GOOD
WARM AIR VENT BY DOOR	
1 DOOR STOP	GOOD
CARPET BLUE FURNITURE MARKS IN BED AREA	GOOD
LIGHT WITH 100W BULB AND PATTERNED FRINGED SHADE	GOOD
PANEL DOOR WITH HOOK	GOOD
TELEPHONE POINT UNDER WINDOW	
BELDRAY REGENCY CASCADE IRONING TABLE	GOOD
TEFAL ULTRAGLIDE STEAM IRON	GOOD
CURVER LAUNDRY BASKET LARGE	GOOD
VARIOUS PEGS	GOOD

**BEDROOM 2**

CUMFLUX SUPASLIDE 3FT BED WITH STORAGE UNDER	GOOD
3FT MATTRESS COVER WHITE	GOOD
1 TEAK VENEER TOP AND SIDES MAGNOLIA FRONT 5 DRAWER 3FT CHEST	GOOD
2 TEAK VENEER TOP AND SIDES MAGNOLIA FRONT 3 DRAWER 18" CHEST	GOOD
1 BHS BEDSIDE LIGHT WITH BULB, SHADE AND PLUG	
FITTED WARDROBE WITH 1 SHELF AND HANGING RAIL	
4 GANG EXTENSION SOCKET	GOOD
HARVEYS HOLLOWFIBRE 3FT 13.5 TOG CONTINENTAL QUILT	GOOD
2 POLYESTER PILLOWS	GOOD
1 PAIR LINED GREEN FLORAL CURTAINS 66" * 66"	GOOD
CURTAIN TRACK, RUNNERS AND HOOKS	GOOD
WINDOW GLAZING INTACT	
WALLS PAINTED MAGNOLIA VINYL SILK FRESHLY PAINTED NO MARKS	
CEILING PAINTED WHITE VINYL SILK FRESHLY PAINTED NO MARKS	
CRACK IN WALL UNDER WINDOW	
SMOKE DETECTOR	GOOD
WARM AIR VENT BY DOOR	
1 DOOR STOPGOOD	
CARPET GREEN	GOOD
LIGHT WITH 100W BULB AND MAGNOLIA SHADE	GOOD
PANEL DOOR WITH HOOK	GOOD

**BEDROOM 3**

CUMFLUX SUPASLIDE 3FT BED WITH STORAGE UNDER	GOOD
3FT MATTRESS COVER WHITE	GOOD
1 TEAK VENEER SIDES AND MAGNOLIA FRONT DOUBLE DOOR WARDROBE WITH CUPBOARD OVER	GOOD
1 TEAK VENEER TOP AND SIDES MAGNOLIA FRONT 5 DRAWER 3FT CHEST	GOOD
1 TEAK VENEER TOP AND SIDES MAGNOLIA FRONT 3 DRAWER 18" CHEST	GOOD
1 BHS DESK LAMP WITH BULB, SHADE AND PLUG	GOOD
1 * 4 GANG EXTENSION SOCKET	GOOD
HARVEYS HOLLOWFIBRE 13.5 TOG CONTINENTAL QUILT 3FT SIZE	GOOD
1 POLYESTER PILLOW	GOOD
1 PAIR LINED SLUB WEAVE BROWN LINED CURTAINS 60 * 54	GOOD
CURTAIN TRACK, RUNNERS AND HOOKS	GOOD
WINDOW GLAZING INTACT	
WALLS PAINTED MAGNOLIA VINYL SILK FRESHLY PAINTED NO MARKS	
CEILING PAINTED WHITE VINYL SILK FRESHLY PAINTED NO MARKS	
SMOKE DETECTOR	GOOD
TELEPHONE POINT	
PHILLIPS ELECTRIC FAN HEATER	GOOD
CARPET PALE GREEN AS HALL	GOOD
LIGHT WITH 100W BULB AND WHITE PAPER COOLIE SHADE	GOOD
PANEL DOOR WITH HOOK	GOOD

**OUTSIDE**

INFRA RED SECURITY APPROACH OUTSIDE LIGHT OVER BACK DOOR GOOD  
 CIRCULAR LOW WATTAGE LIGHT BY FRONT DOOR GOOD  
 FRONT GARDEN GRASS WITH BORDER AND PAMPAS GRASS CLUMP BACK  
 GARDEN FULLY FENCED WITH BACK GATE  
 VARIETY OF SHRUBS AND ANNUALS IN BORDERS AROUND LAWN.  
 ALL GRASS CURRENTLY A REASONABLE LENGTH.  
 GARDEN SHED WITH SOME WOODEN SHELVES.

PADLOCK ON SHED

PATIO TO REAR OF HOUSE  
 ROTARY WASHING LINE IN LAWN GOOD  
 1 WILKINSON SWORD SHEARS GOOD  
 1 JACKSON TRUSTY SPADE GOOD  
 2 SPADES  
 1 SHOVEL  
 1 JACKSON TRUSTY FORK GOOD  
 1 JACKSON TRUSTY RAKE GOOD  
 1 JACKSON TRUSTY HOE GOOD  
 1 HAND FORK GOOD  
 1 HAND TROWEL COMPOSITE GOOD  
 1 FLYMO ELECTRIC MOWER GOOD  
 1 WHEELBARROW FAIR  
 1 QUALCAST XR35 ELECTRIC CYLINDER MOWER WITH GRASS BOX AND  
 CABLE TO REACH END OF GARDEN GOOD

1 OUTSIDE BRUSH  
 OUTSIDE DUSTPAN AND BRUSH GOOD  
 DUSTBIN  
 DOORMATS \* 1 BLACK SCRAPER MAT AND ALSO FIBRE MAT OUTSIDE FRONT DOOR  
 1 BLACK SCRAPER 2 FIBRE AND 1 COIR MAT OUTSIDE BACK DOOR.  
 ALL IN GOOD CONDITION GOOD

**KEYS**

2 SETS OF FRONT DOOR KEYS  
 1 SET PATIO DOOR KEYS  
 1 WINDOW LOCK KEY PER ROOM  
 1 PADLOCK AND KEY FOR THE GARDEN SHED

GARAGE IN BLOCK DOOR AND LOCK ALL INTACT AND WORKING

**GENERAL COMMENTS**

CENTRAL HEATING IS WORKING  
 WATER HEATERS ARE WORKING  
 ALL WINDOWS INTACT, NO BROKEN PANES, ALL OPENING WINDOWS OPEN  
 ALL WINDOWS HAVE SECURITY LOCKS  
 ALL PANEL DOORS ARE INTACT  
 GARDEN IS NEAT AND TIDY.