



£194,950

OVERVIEW

ONE OWNER FROM NEW. This two bedroom double fronted DETACHED bungalow is READY TO MOVE INTO as it benefits from NO UPWARD CHAIN. This development of only five bungalows was built approx 2 years ago and has accommodation comprising: Hallway with storage cupboard, kitchen with some integrated appliances, bay fronted master bedroom, shower room, lounge with door to the garden, second bedroom, driveway to the fore and an enclosed rear garden. Walking distance to local shops, bus stops, and easy access to Gornal Village and other local facilities. EPC=C. This will not hang around so call to view today on 01384 234900.

DESCRIPTION

The property is approached via a surfaced driveway with a lawn to the left hand side. There is a gated access to the rear and a canopy front entrance door. The hallway is central to the property and has a useful cloaks/storage cupboard. The kitchen overlooks the driveway and is fitted with a range of fitted units with an integrated electric oven, hob, extractor hood and an integrated fridge freezer. The master bedroom is also to the front of the property having a feature walk in bay window. The second bedroom is situated to the rear. The main area is to the rear having a distinct dining and lounge area with a door providing access to the enclosed rear garden. FREEHOLD. The property will benefit from the remainder of the builders warranty.



ACCOMMODATION

Entrance Hallway

Lounge/Diner 18' 8" x 12' 0" (5.68m x 3.66m)max

Kitchen 9' 3" x 8' 3" (2.82m x 2.52m)

Bedroom 1 14' 3" x 8' 3" (4.35m x 2.52m)

Bedroom 2 12' 7" x 8' 3" (3.84m x 2.52m)

Shower Room 8' 3" x 5' 5" (2.52m x 1.65m)

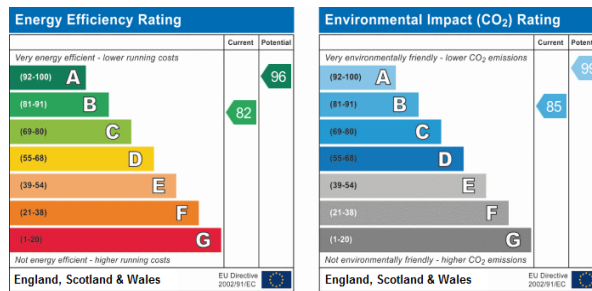
Rear Garden

Driveway/ Front Garden





Total area: approx. 646.5 sq. feet



Address:
St James Street, Lower Gornal, DY3 2AS

- The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.
- As the sellers agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that may affect this property, unless we have been made aware of such matters, interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- ¹ The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
- Photographic images will contain items that may be excluded from the sale. Only items specifically mentioned in these details are included in the sale price.
- Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the owner(s).
- Where a property has been extended, altered or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
- MONEY LAUNDERING - Prospective purchasers will need to provide suitable identification together with proof of deposit and funding arrangements prior to proceeding to purchase.

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

THE MISREPRESENTATION ACT 1979