



6, Irving Close  
The Straits, Lower Gornal, DY3 3BX

**Taylors**



# 6 Irving Close The Straits, Offers in Region of £324,950

- \*EXTENDED BUNGALOW SUBSTANTIAL  
CORNER POSITION
- \*TWO DOUBLE BEDROOMS
- \*STUNNING KITCHEN-DINER

## ▪ ROOM DIMENSIONS

Entrance leading to:  
Reception Hallway

Lounge 13'10" by 11'0" max

Stunning Kitchen Diner 22'2" by 10'2" max with various inte-  
grated appliances

Utility Room 5'8" by 5'4"

Bedroom One 11'0" by 10'9"

Bedroom Two 12'6" max by 9'0" to range of fitted wardrobes

Attractive Shower Room 7'11" by 6'0" with underfloor heating

## OUTSIDE

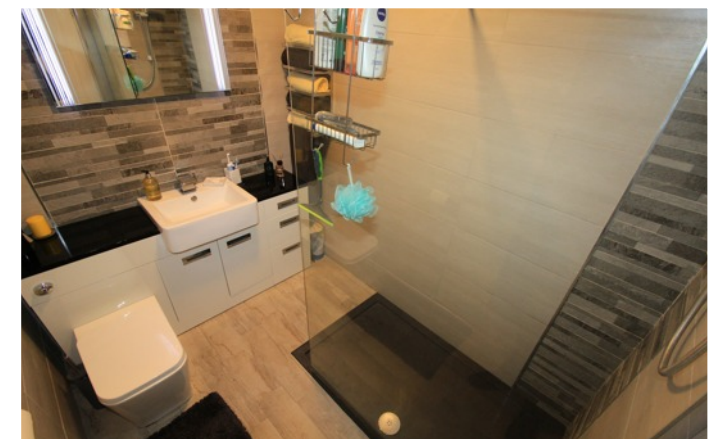
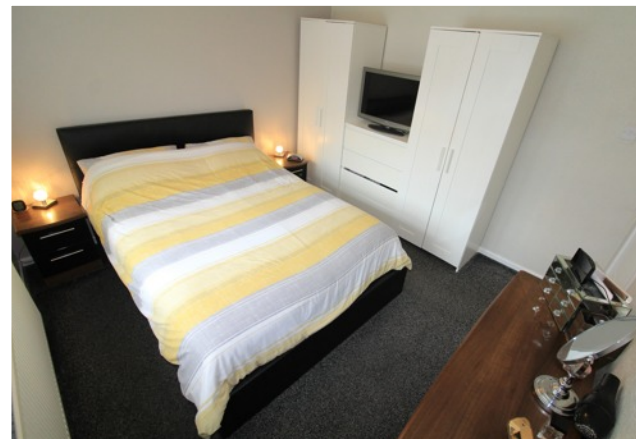
Garage 15'0" max by 9'0"

Guest WC 5'8" by 4'0"

Delightful Landscaped Rear Garden

Ample driveway to fore

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE  
POINTS



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



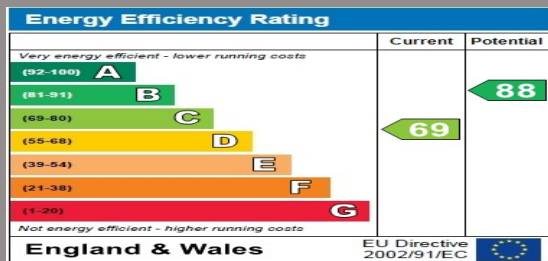
\*Sitting within a **GENEROUS CORNER PLOT** and with flat level access in quiet cul-de-sac on the enormously sought after 'Straits', offering easy access to Gornal Village, local beauty spots and other amenities. Being improved throughout and impeccably presented, this deceptively spacious bungalow is UPVC double glazed and gas centrally heated, having a wealth of living space that consists of; entrance, reception hallway, attractive lounge, **STUNNING DINING KITCHEN** with various integrated appliances, **TWO DOUBLE BEDROOMS**, stylish modern shower room, utility room, garage, guest W/C, generous enclosed and well kept rear gardens, substantial driveway to fore offering ample parking (space for caravan/ motorhome). EPC - C. Council Tax - C, Tenure - Freehold  
Construction: Brick with a pitched interlocking tile roof and a small flat roof section to ground floor & garage. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)  
[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker) **SEDGLEY BRANCH**

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Agents contact details:  
2A DUDLEY STREET  
SEDGLEY  
DY3 1SB  
T: 01902 880888

e. Sedgley@taylors-estateagents.co.uk

www.taylors-estateagents.co.uk



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