



18 Mousesweet Close,
Netherton, DY2 9JU

Taylor's

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*DECEPTIVELY SPACIOUS & MOST
APPEALING, SEMI-DETACHED
RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom
- Sitting Room - 15' 4" x 10' 3" (4.67m x 3.12m)
- Dining Kitchen - 15' 4" x 9' 6" (4.67m x 2.89m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 5" x 10' 7" (4.70m x 3.22m)
 - Bedroom 2 - 12' 7" x 8' 5" (3.83m x 2.56m)
 - Bedroom 3 - 9' 6" x 6' 6" (2.89m x 1.98m)
 - Bathroom - 5' 8" x 5' 7" (1.73m x 1.70m)
- OUTSIDE
 - Driveway
 - Garage
 - Lovely Garden
- 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.

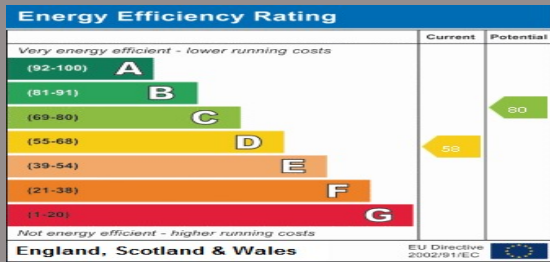


This DECEPTIVELY SPACIOUS & MOST APPEALING, THREE BEDROOM, SEMI-DETTACHED RESIDENCE is pleasantly situated within this LOVELY CLOSE, which has Bumble Hole Nature Reserve within walking distance and even though now requires some cosmetic improvements, offers HUGE POTENTIAL to create a WONDERFUL PROPERTY. This GOOD SIZED HOME has a FANTASTIC RANGE of TRANSPORT LINKS, AMENITIES & POPULAR SCHOOLING close by and combined with being for sale with NO UPWARD CHAIN, in brief comprises: Side Reception Hallway, Guests Cloakroom, Spacious Kitchen with Dining Area, Full Width Lounge, Landing, Three First Floor Bedrooms & House Bathroom. Furthermore with Driveway which provides Off Road Parking, Lawned Fore Garden, Garage, Lovely Rear Garden, Double Glazing & Warm Air Heating. Tenure: Freehold. EPC: D. Council Tax Band: B. Our vendor has made us aware that All main services are connected (this would need to be verified by any potential buyers conveyancing solicitor). Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. PROPERTY is DRH CONSTRUCTION - PART BRICK, PARK CONCRETE / PART PVC CLADDING and It would be advisable to pass this information on to any financial / mortgage advisor. BHS10037

MISREPRESENTATION ACT 1967

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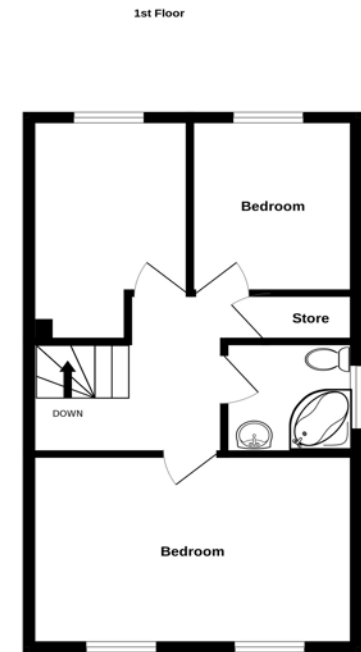
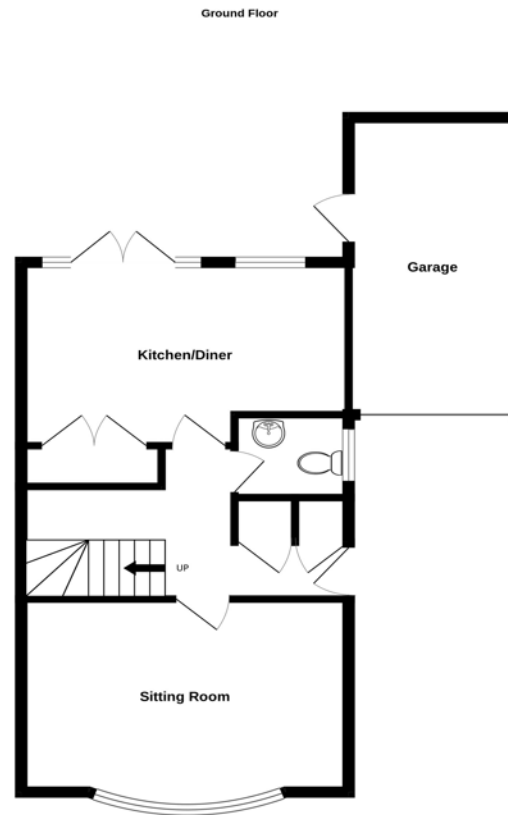
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