



5 Cinder Bank,  
Netherton, DY2 9AL

**Taylors**

# 5 Cinder Bank, Netherton, DY2 9AL

*ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
- Reception Room 1 - 13' 8" x 11' 10" (4.16m x 3.60m)
- Reception Room 2 - 16' 3" x 11' 8" (4.95m x 3.55m)
  - Kitchen - 16' 3" x 9' 7" (4.95m x 2.92m)
  - Bathroom - 6' 6" x 6' 3" (1.98m x 1.90m)
- FIRST FLOOR
  - Landing
- Bedroom 1 - 16' 2" x 11' 9" (4.92m x 3.58m)
- Bedroom 2 - 11' 9" x 10' 2" (3.58m x 3.10m)
- Bedroom 3 - 11' 5" x 6' 3" (3.48m x 1.90m)
- OUTSIDE
  - Rear 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.

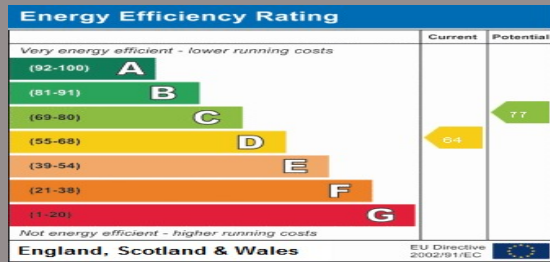


**FOR SALE WITH TENANT IN SITU TO BUY-TO-LET INVESTORS ONLY: This ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, VICTORIAN STYLE, THREE BEDROOM, END-OF-TERRACE RESIDENCE is CONVENIENTLY SITUATED within this ESTABLISHED RESIDENTIAL LOCATION which has a FANTASTIC RANGE of AMENITIES and TRANSPORT LINKS close by and furthermore is FOR SALE WITH A TENANT IN SITU TO BUY-TO-LET INVESTORS ONLY. This FANTASTIC & ASTUTE INVESTMENT OPPORTUNITY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and in brief comprises: Reception Hallway, Two Charming & Good Sized Reception Rooms, Fitted Kitchen, House Bathroom, Landing, Three Large & Nicely Decorated First Floor Bedrooms, Low Maintenance Rear Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: D/Council Tax Band: A. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultra-fast broadband is available at this property. BHS10079**

**MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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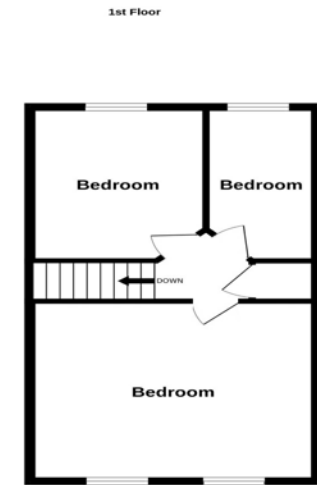
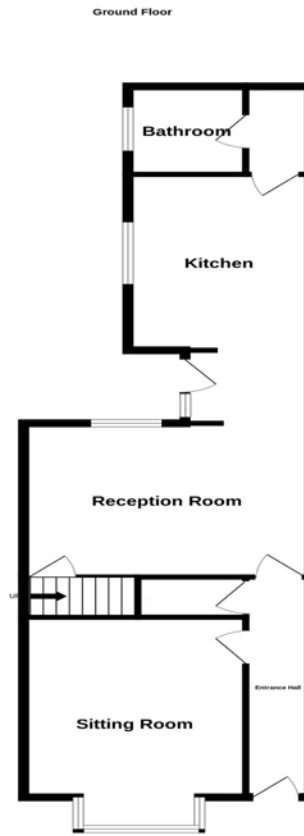
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