



48 Gill Street,
Netherton, DY2 9LQ

Taylors

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*THOUGHTFULLY EXTENDED &
BEAUTIFULLY PRESENTED, DE-
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
- Front Sitting Room - 12' 6" x 11' 8" (3.81m x 3.55m)
- Further Reception Room - 14' 0" x 13' 8" (4.26m x 4.16m)
 - Office / Study Area
- Dining Room - 12' 1" x 9' 1" (3.68m x 2.77m)
- Modern Kitchen - 11' 3" x 9' 0" (3.43m x 2.74m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 5" x 12' 1" (3.78m x 3.68m)
 - Bedroom 2 - 14' 1" x 14' 5" (4.29m x 4.39m)
 - Bedroom 3 - 12' 4" x 9' 0" (3.76m x 2.74m)
- House Bathroom - 9' 3" x 5' 5" (2.82m x 1.65m)
 - OUTSIDE
 - Stunning Cottage Style 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.

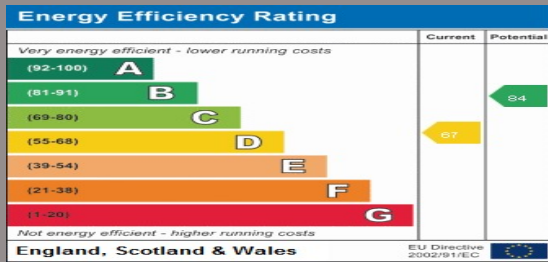
This HUGLEY DECEPTIVE & INCREDIBLY SPACIOUS, CHARMING & INDIVIDUAL, THREE BEDROOM, VICTORIAN STYLE, MID-TERRACE RESIDENCE is pleasantly located within this POPULAR RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of amenities, transport links and SCHOOLING close by and furthermore encompasses a VERY WELL PROPORTIONED & CHARACTERFUL LAYOUT of accommodation, of which is VERY WELL PRESENTED & MAINTAINED THROUGHOUT. An EARLY INTERNAL VIEWING is ESSENTIAL if to appreciate the size of the accommodation on offer, which combined with being PERFECTLY SUITED for LARGER FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Characterful Reception Hall, Pleasant Front Sitting Room, Further Attractive Living / Reception Room, Useful Office / Study Area, Separate Dining Room, Modern Well Fitted Kitchen, Landing, Three Large First Floor Bedrooms & White Suite Family Bathroom. Furthermore with Stunning Cottage Style Rear Garden, Gas Central Heating & Double Glazing to the majority of units. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10026

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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