



Hunslet Road, Hunslet Estate, Burntwood, WS7 9LA

Offers in the Region Of £485,000

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Welcome to Hunslet Road, a much loved family home presented and finished to an impeccable standard throughout.

An internal inspection reveals a welcoming entrance hall, spacious family living/dining space with a beautiful feature fireplace and French Doors into the garden, a wonderful high specification kitchen with quartz work surfaces and integral appliances. The ground floor also features a dining space/ additional snug room, guest cloakroom and access to the useful garage ideal for storage.

Stairs lead to the first floor where the property boasts four generous bedrooms all with fitted storage space, an en suite to the master and a family bathroom with separate bath and shower.

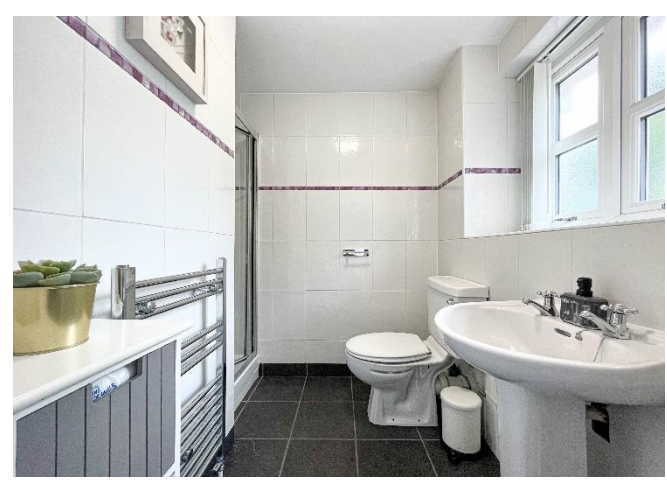
Outside is a stunning privately enclosed rear garden perfect for any growing family being low maintenance with lovely decked areas and sun traps.

To the fore the property sits back from the road and has a large multi vehicle driveway.

Nearby are a variety of local shops, highly regarded schools and easily accessible transport links.

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification

HIGHLY SOUGHT AFTER LOCATION
ENVIABLE PLOT SIZE
SPACIOUS THROUGHOUT
STUNNING KITCHEN
BATHROOM & EN SUITE



Hall

Lounge/Diner 7.85m (25'9") x 3.59m (11'9")

Kitchen 5.22m (17'2") x 3.62m (11'11") max

Dining Room/Snug Room 4.42m (14'6") x 3.16m (10'4")

Garage

WC

Landing

Bedroom 1 3.78m (12'5") x 3.76m (12'4")

Bedroom 2 3.43m (11'3") x 2.58m (8'6")

Bedroom 3 3.54m (11'7") x 2.57m (8'5")

Bedroom 4 2.88m (9'5") x 2.56m (8'5")

En-suite

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

