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# Zoar Street, Lower Gornal

Asking Price £280,000



Presenting this attractive four-bedroom terraced house, offered for sale in good condition and ideally suited for families seeking generous living accommodation. Located within easy reach of public transport links, reputable local schools, and a wide array of amenities, this property also benefits from nearby parks, making it perfect for a balanced lifestyle.

The home comprises two spacious reception rooms, providing versatile space for both formal entertaining and relaxed family life. The open-plan reception area creates a light, airy atmosphere, ideal for family gatherings and social occasions.

Each of the four bedrooms is a double, with the master bedroom creating a peaceful retreat at the end of the day. The two bathrooms ensure excellent convenience for a busy household.

For added practicality, a dedicated utility room is included—perfect for laundry and additional storage. The property also boasts a basement, offering further options for storage, a home gym, or potential workspace as needed.

A unique feature of this residence is the large car port, providing ample parking space and an added layer of security for your vehicles.

This terraced house presents an excellent opportunity for families desiring well-proportioned accommodation in a highly convenient location. With an enviable combination of space, style, and practicality, early viewing is highly recommended to appreciate all this home has to offer.

## KEY FEATURES

- SPACIOUS MID-TERRACE FAMILY HOME
  - FOUR DOUBLE BEDROOMS
  - OPEN PLAN KITCHEN DINER
- UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM
  - UTILITY
  - BASEMENT
- LARGE CAR PORT
- LOW MAINTENANCE REAR GARDEN
- LOCAL TRANSPORT LINKS & AMENITIES



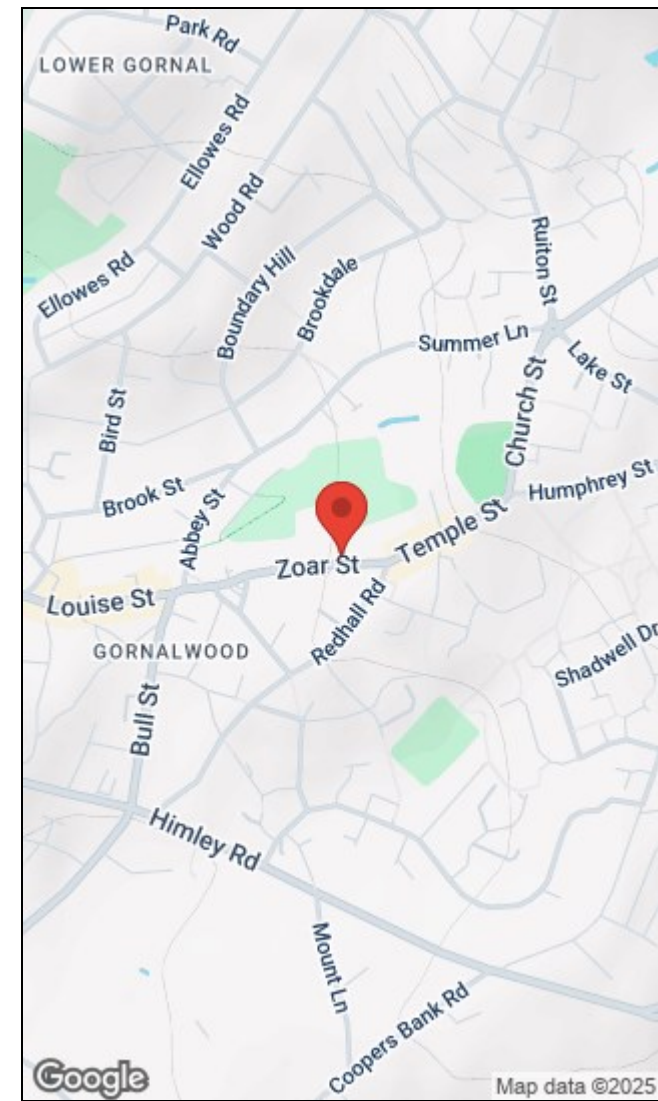






Total floor area: 265.6 sq.m. (2,858 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		80			
	59				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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