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# Central Drive, Lower Gornal

## Offers In The Region Of £170,000



Presenting to the market a traditional style three bedroom semi-detached family home in need of some improvements, offering scope for potential.

The property is by way of good size driveway offering parking for multiple cars. Access to the property is via an entrance porch into a hallway, through to the lounge and open plan breakfast kitchen, utility room and side porch also allowing access to the front driveway.

Upstairs there are three bedrooms in total - two doubles and a single, and a family bathroom. The rear garden is a good size yet requires some tidying.

Offered with no upward chain.

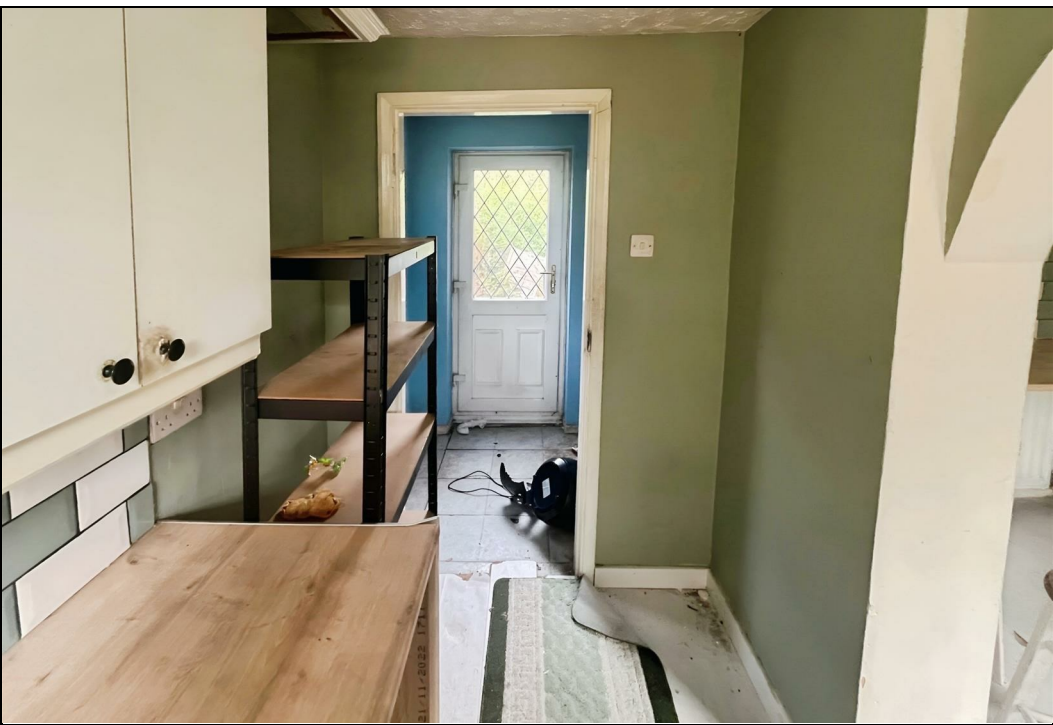


## KEY FEATURES

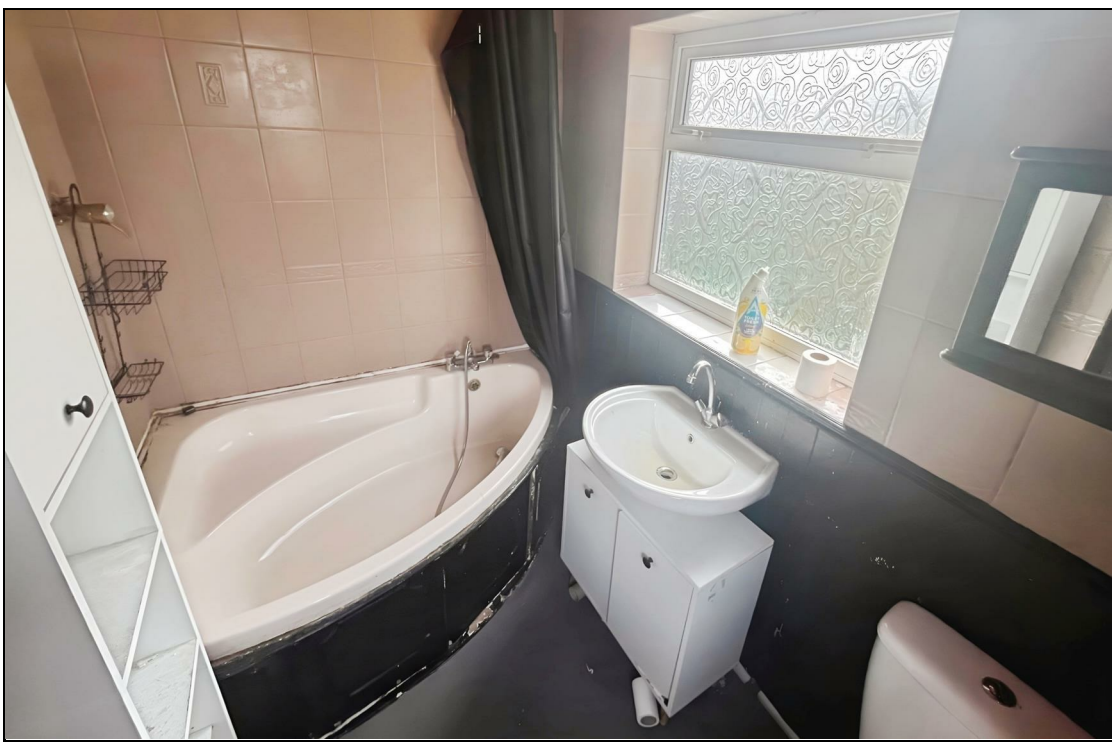
- THREE BEDROOM SEMI DETACHED HOME
- NO UPWARD CHAIN
- REQUIRES SOME UPDATES
- SCOPE FOR POTENTIAL
- SPACIOUS ACCOMMODATION
  - UTILITY ROOM
  - OFF ROAD PARKING





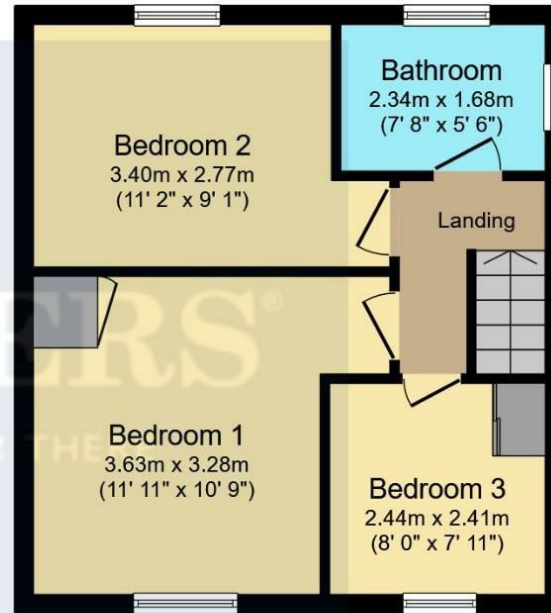








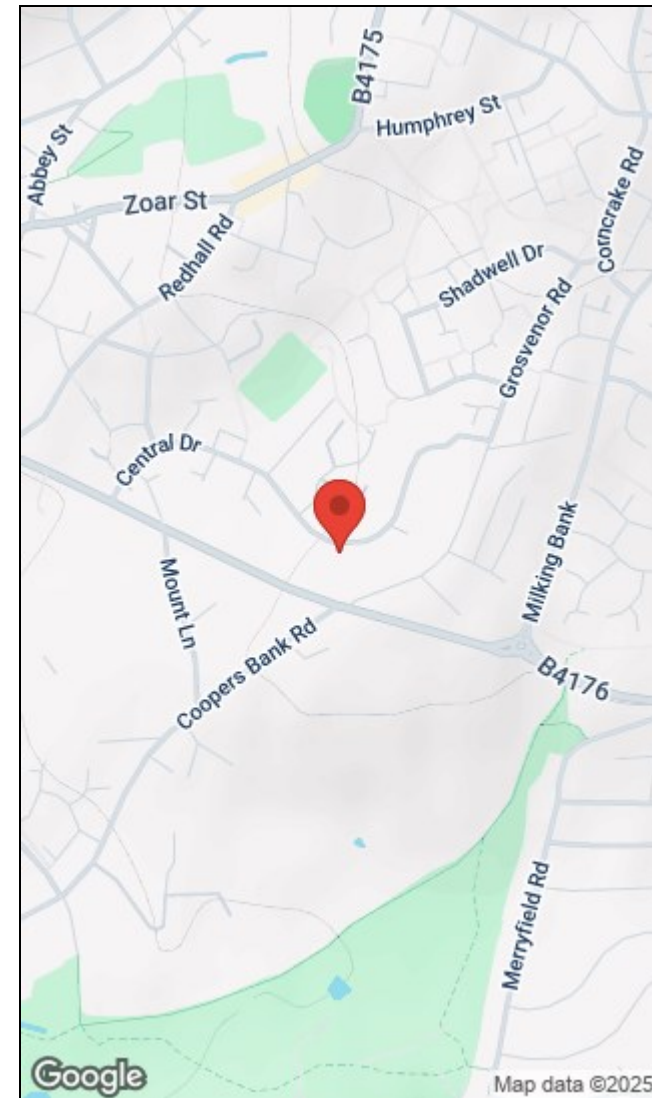
**Ground Floor**  
Floor area 48.0 sq.m. (516 sq.ft.)



**First Floor**  
Floor area 38.0 sq.m. (409 sq.ft.)

**Total floor area: 85.9 sq.m. (925 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	
	<b>82</b>		
	<b>56</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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