



**RE/MAX**  
Prime Estates



## **14 Foxhills Park, Netherton, DY2 0JQ**

### **Offers in the region of £220,000**

This semi-detached house, located in the desirable Foxhills Park, Netherton, presents an excellent opportunity for first-time buyers seeking a property with potential. The home features three well-proportioned bedrooms and two reception rooms that offers ample space for relaxation or entertaining.

The property is situated in a quiet cul-de-sac, providing a peaceful environment while still being conveniently close to local amenities. Residents will benefit from easy access to nearby shops, schools, and recreational facilities, ensuring that everyday needs are met within a short distance. The area is well-served by public transport, making commuting straightforward for those who work in nearby towns or cities.

While the house is in need of some modernisation, this presents a unique opportunity for buyers to personalise the space to their taste and requirements. The property also boasts parking for up to four vehicles, a valuable feature in this area, allowing for convenience and ease of access.

In summary, this semi-detached house in Foxhills Park is a promising option for those looking to invest in a property that they can make their own, all while enjoying the benefits of a well-connected and community-oriented location.



## Approach



With a tarmacadam drive with lawn border offering access to front door, vehicle access to the garage

## Porch

With a door leading from the front, double glazed windows to the front and a door leading to;

## Entrance Hall

With a door leading from the porch, double doors to the living room, stairs ascending to the first floor and a central heating radiator

## Living Room 12'6" x 13'6" (3.83 x 4.12)



With double doors leading from the entrance hall, an archway leading to the dining room, fireplace with decorative surround and hearth, under-stairs storage access, a double glazed window to the front and a central heating radiator

## Dining Room 8'2" x 10'3" (2.50 x 3.14)



With an archway leading from the living room, a door leading to the kitchen, a double glazed window to the rear and a central heating radiator

## Kitchen 7'2" x 10'3" (2.19 x 3.13)



With a door leading from the dining room, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, a double glazed window to the side and a door leading to the rear garden

## Landing

With stairs ascending from the entrance hall, a double glazed window to the side and doors to various rooms



### Bedroom 8'10" x 12'8" (2.71 x 3.88)



With a door leading from the landing, fitted wardrobe storage, access to built in store, a central heating radiator and a double glazed window to the front

### Bedroom 9'5" x 9'1" (2.88 x 2.79)



With a door leading from the landing, access to built-in store, a central heating radiator and a double glazed window to the rear

### Bedroom 6'8" x 9'11" (2.05 x 3.03)



With a door leading from the landing, access to built-in store, a central heating radiator and a double glazed window to the front

### Bathroom



With a door leading from the landing, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the rear and a central heating radiator

### Garden



With a door leading from the kitchen, block paving throughout with raised beds to the rear, access to the garage and a side access gate

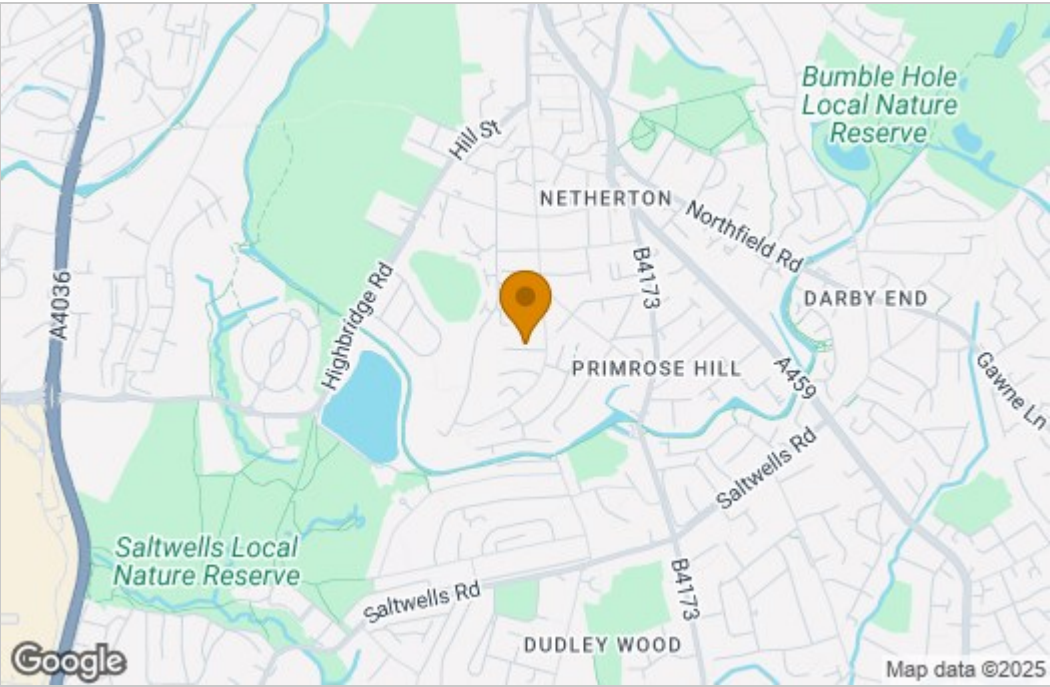
### Garage

With an up-and-over style garage door to the front and a door offering access to the garden

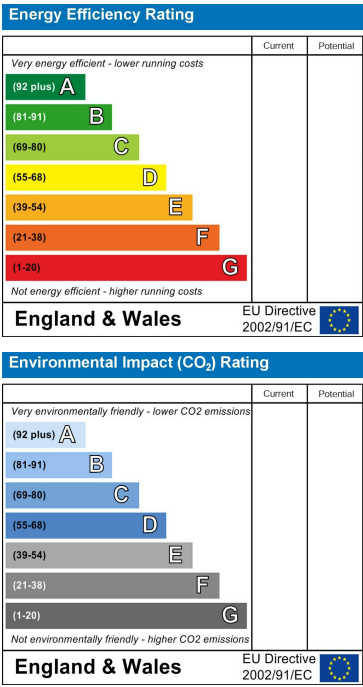
Floor Plan



Area Map



Energy Efficiency Graph



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