







### Property Description

This STUNNING & CHARMING, TWO BEDROOM SEMI DETACHED is beautifully situated within the EVER POPULAR AREA of Lower Gornal, which has an excellent range of schooling & amenities close by including Gornal Village.

BEAUTIFULLY PRESENTED and offering deceptively spacious living accommodation which is perfectly suited for FIRST TIME BUYERS, YOUNG FAMILIES or those looking to downsize.

This COTTAGE STYLE PROPERTY oozes character throughout and briefly comprises: A welcoming Lounge, Well Fitted Kitchen, Cellarette, First floor landing has a Family bathroom and Two bedrooms PLUS a pleasant garden.

### Lounge

13' 10" x 13' ( 4.22m x 3.96m )

Double glazed door to the front elevation, double glazed window to the front, storage cupboard, central heating radiator.

### Kitchen

10' x 8' ( 3.05m x 2.44m )

A fitted kitchen to comprise wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating radiator, double glazed window to the side.



## First Floor

### Landing

Loft access, central heating radiator.

### Bedroom One

12' x 8' ( 3.66m x 2.44m )

Double glazed window to the front, storage cupboard housing boiler, central heating radiator.

### Bedroom Two

10' x 8' ( 3.05m x 2.44m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., heated towel rail, double glazed window to the side.

### Outside

To the front of the property shared access to front door. Rear garden having slabbed paved patio area, lawned area, shrubs & borders.



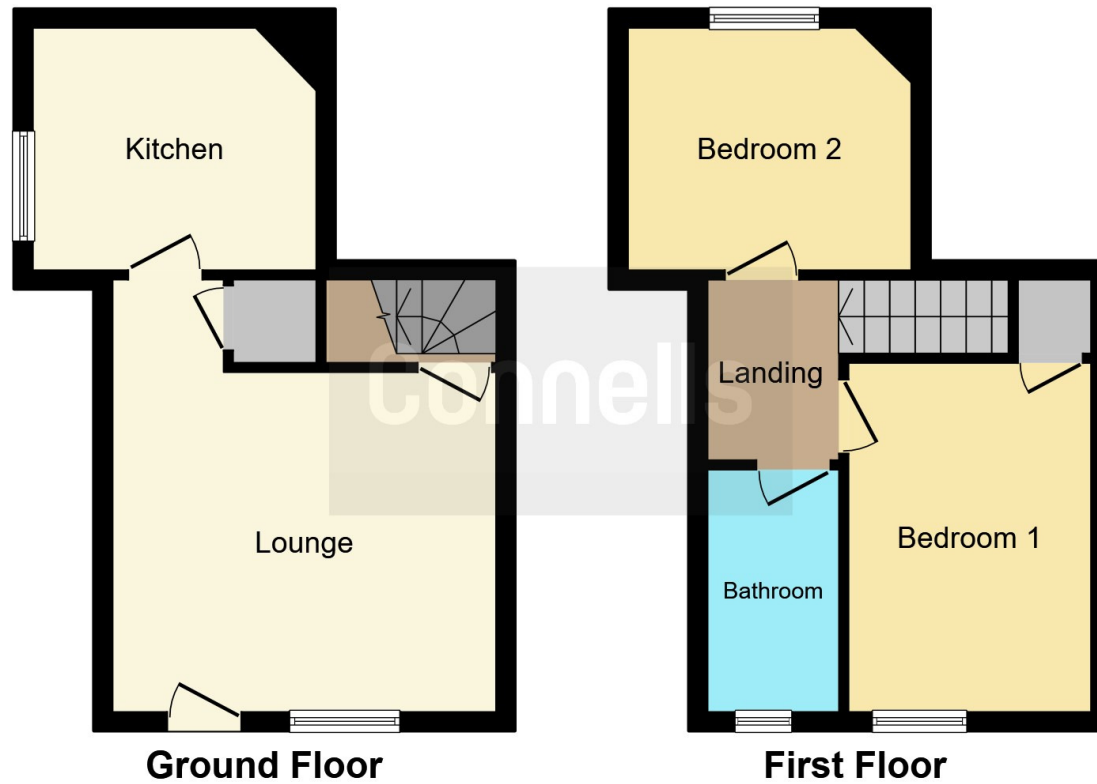












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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