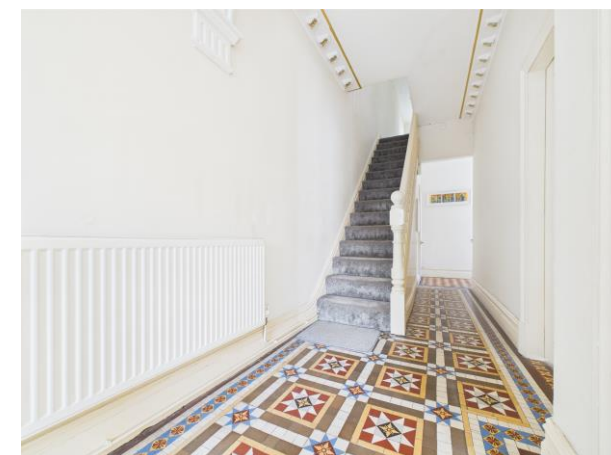




nick tart

**30 Lonsdale Road, Penn fields, WV3 ODY**



## 30 Lonsdale Road, Penn fields, WV3 ODY

- Entrance hall
- Living room
- Kitchen with utility space
- Dining room
- Downstairs WC
- 5 bedrooms
- Bathroom with separate shower
- Generous rear garden

### Ground floor

**Entrance porch** which has laminate and tiled flooring and leads too...

**Entrance hall** which has a single glazed stained glass front door, radiator, understairs storage cupboard, staircase rising to first floor, laminate and tiled Victorian flooring and doors too...

**Living room** which is split into two parts for seating and dining areas with radiators x2, gas fire and double-glazed wood effect squared bay windows to the fore.

**Breakfast / Dining room** which has a storage cupboard, double glazed window to the side, wood effect flooring, gas fire with feature surround and internal door leads to ...

**Kitchen** which has a matching range of wall and base level units, integrated electric oven with gas hob and extractor fan over, 1 ½ bowl sink unit with mixer tap, double glazed window to the rear, tiled flooring, breakfast bar, storage cupboard and a wall mounted gas combination boiler.

**Downstairs WC** which has tiled flooring, WC, fully tiled walls, sink unit with mixer tap and wall hung 2 draw vanity unit under, double glazed window with obscure glass to the side.

### First floor

**Split Landing** with understairs storage cupboard, staircase rising to second floor and doors too...

**Bathroom** which has a suite comprising of panel bath, separate shower cubicle with electric *Triton* shower unit, WC, pedestal wash hand basin, radiator, fully tiled walls and double-glazed window with obscure glass to the rear.

**Bedroom** which has wood effect flooring, radiator and double-glazed window to the side.

**Bedroom** which has wood effect flooring, radiator and double-glazed window to the rear.

**Bedroom** which has wood effect flooring and double-glazed window x2 to the fore.

### Second floor

**Landing** which has double glazed Velux windows, radiator and door too...

**Bedroom** which has a radiator, double glazed Velux windows and double-glazed windows to the rear.

**Bedroom** which has wood effect flooring, radiator and double-glazed window to the side.

### Outside

To the rear of the property is a paved patio area, lawn and gated access to the fore.

To the front of the property is a shared carport.

### **EPC – D62**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

