



Cook Gardens, Wardley

Three-bedroom Semi-detached house for sale in Wardley with no onward chain. We recommend internal inspection to fully appreciate the potential this property has to offer. The property is in need of a renovation and the property is sure to appeal to a variety of prospective purchasers. The accommodation comprises, entrance door to hallway, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, front and rear gardens with off road parking for car

£124,950

Three-bedroom Semi-detached house for sale in Wardley, The Property does need some renovation work but has been fitted with a new high gloss kitchen, double glazing, good room sizes and would ideally suit a first-time buyer or investor. The accommodation comprises, entrance door to hallway, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, front and rear gardens with off road parking for car

ENTRANCE

Entrance hallway

LOUNGE

11' 1" x 14' 1" (3.38m x 4.29m)

Double glazed window, fireplace to wall.



EXTRA LOUNGE PHOTO



DINING ROOM

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed patio doors to conservatory,



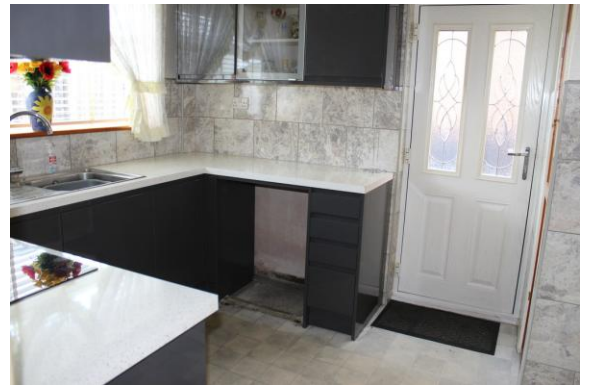
KITCHEN

10' 3" x 10' 8" (3.12m x 3.25m)

Double glazed window, fitted high gloss kitchen units with works surfaces, integrated electric oven and hob, plumbing for automatic washing machine, storage cupboard. Conservatory



EXTRA KITCHEN PHOTO



CONSERVATORY

7' 5" x 8' 3" (2.26m x 2.51m)

Double glazed windows

FIRST FLOOR

BEDROOM ONE

13' 8" x 12' 11" (4.17m x 3.94m)

Double glazed window, storage cupboard.



EXTRA BEDROOM ONE PHOTO



BEDROOM TWO

9' 8" x 13' 8" (2.95m x 4.17m)

Double glazed window,



BEDROOM THREE

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window, central heating radiator.

BATHROOM

Bath with hand wash basin, WC, double glazed window.



EXTERNALLY

Front garden with lawn and shrubs, enclosed rear garden with outbuilding and shed. Hard stand for car and off-road parking.

NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		