

# PTN Estates

Residential Sales & Lettings



6 Wallows Wood, The Straits, Lower Gornal, DY3 3AF

£265,000

Nestled in the charming area of Wallows Wood, The Straits, Lower Gornal, this traditional freehold semi-detached house with NO UPWARD CHAIN is a true gem waiting to be discovered. Boasting three bedrooms, a through lounge perfect for entertaining, and a well-equipped fitted kitchen complete with oven and hob, this property offers a comfortable and inviting living space for you and your family.

The bathroom features a convenient shower over the bath, adding a modern touch to this classic home. With a garage and a driveway providing parking for up to four vehicles, you'll never have to worry about finding a spot again. Additionally, the rear garden offers a private sanctuary, perfect for relaxing or hosting summer barbecues with friends and family.

Situated in a peaceful cul-de-sac, this property ensures tranquillity and privacy, making it an ideal retreat from the hustle and bustle of everyday life. The location also provides easy access to local amenities and schools, making it a convenient choice for families.

Council Tax C

**Hallway 1.70 x 3.33**

Entry through a UPVC double glazed door with obscure UPVC double glazed side panel, with built in cupboard housing the metres and fuse box. Benefits include gas central heating and ceiling light point.

**Through Lounge Diner 3.36 max x 6.92**

Located to the front elevation with spectacular UPVC double glazed bay windows and feature fireplace inset with coal effect gas fire. Benefits include gas central heating, coved ceiling with two light points, and UPVC double glazed patio doors to the rear garden

**Kitchen 1.69 x 3.43**

Located to the rear of the property and comprising of beech effect base and wall units complimented with a stainless steel single sink unit and tasteful tiled splash back. Further enhanced with built in electric oven, hob and extractor hood. Benefits include UPVC double glazing and coved ceiling with light point. There is an obscure glazed window that looks into the garage

**Landing**

With UPVC double glazed obscure window to the side elevation and access hatch to the loft. Doors lead to the three bedrooms and bathroom

**Bedroom One 2.70 x 3.40**

Located to the front elevation with spectacular UPVC double glazed bay windows, built in wardrobes with over head storage, gas central heating and ceiling light point

**Bedroom Two 3.22 x 3.41**

Located to the rear elevation and benefiting from built in wardrobes with over head storage, gas central heating, UPVC double glazing and ceiling light point

**Bedroom Three 1.86 x 2.31**

Located to the front elevation with UPVC double glazing and ceiling light point

**Bathroom 1.72 x 2.32**

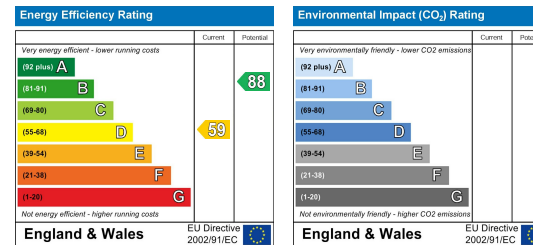
Located to the rear elevation and comprising of a white three piece suite, consisting of a low flush W.C, paneled in bath with Triton shower over and a stylish vanity unit inset with a wash hand basin. Benefits include ceiling light point and UPVC obscure double glazing. The handy storage cupboard is home to the Worcester combination boiler

**Rear Garden**

This most delightful easily manageable rear garden laid to lawn with paved patio can boast at not being over looked ensuring tranquillity and privacy

**Garage**

With up and over door to the driveway, two ceiling light points, electric sockets, obscure glazing to kitchen and rear elevation and door to garden



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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