

PTN Estates

Residential Sales & Lettings



88 Racemeadow Crescent, , Netherton, DY2 0DX

£280,000

Located on the charming area of Racemeadow Crescent, Netherton, this fantastic semi-detached townhouse offers a perfect blend of comfort and modern living. Built in 2005, the property spans an impressive 1,044 square feet and features three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

The master bedroom is particularly noteworthy, boasting an ensuite bathroom and a dressing room, providing a private retreat for relaxation. In addition to the ensuite, the property includes a well-appointed family bathroom and a convenient ground floor WC, ensuring ample facilities for all residents and guests.

The heart of the home is the spacious lounge, which is perfect for entertaining or unwinding after a long day. The fitted kitchen is both functional and stylish, catering to all your culinary needs. For those who appreciate outdoor space, the large rear garden offers a wonderful area for gardening, play, or simply enjoying the fresh air.

Additional features of this delightful property include UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Parking is also a breeze with space for one vehicle, and the inclusion of a garage adds further convenience.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern amenities and spacious layout, it is a must-see for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall 1.1 x 3.9
Complete with spotlights, central heated radiator, large storage cupboard and stairs rising into first floor landing

Kitchen 1.9 x 3.9
Complete with spotlights, UPVC double glazed window to front elevation, gas central heated radiator, fitted wall and floor units, with complementary splashback tiling and roll edge worktops, fitted oven hob and extractor, and plumbing for automatic washing machine

W.C 0.9 x 1.8
Complete with gas central heated radiator, ceiling light point, obscure UPVC double glazed window to front elevation, sink set in vanity unit and low flush WC

Lounge 3.9 x 4.9
Complete with spotlights, large storage cupboard, central heated radiator, UPVC double glazed windows and French door to rear elevation and insert fire with surrounding hearth

First Floor Landing 2.9 x 2
Complete with ceiling light point, stairs rising to 2nd floor landing, radiator and access to 2 bedrooms and Family bathroom

Bedroom 2 3.9 x 3.4 (Widest Point)
Complete with ceiling light point and two UPVC double glazed window to front elevation and gas central heating radiator

Bedroom 3 3.9 x 3.5 (widest point)
Complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heating radiator

Family Bathroom 1.9 x 1.9
Complete with obscure UPVC double glazed window to side elevation, heated towel rail, sink and low flush WC set with vanity unit, panel in bath and spotlights

2nd Floor Landing 1.9 x 2 (widest point)
complete with ceiling light point

Bedroom 1 4.4 x 3.5 (Widest Point)
Complete with ceiling light point, UPVC double glazed window to front elevation, boiler storage cupboard,2 x gas central heated radiators and loft hatch

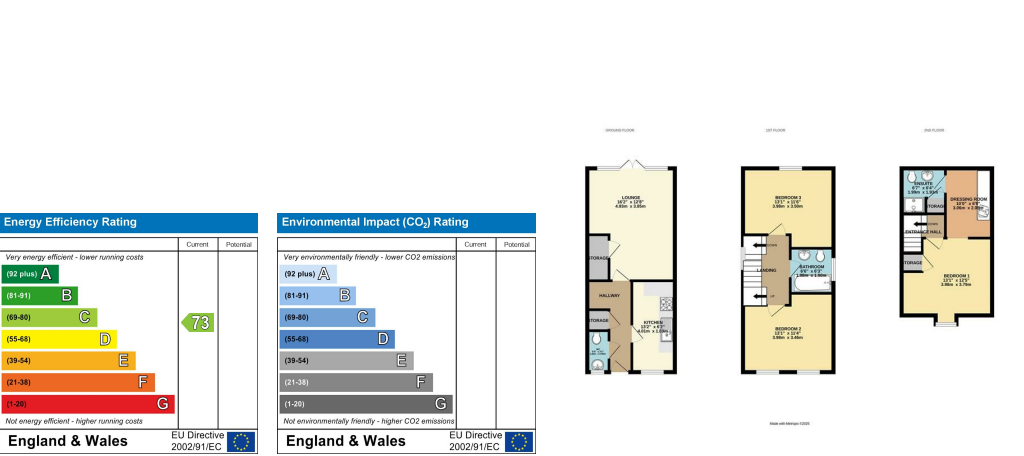
Dressing Room 3 x 1.9
Complete with fitted wardrobes and vanity units, gas central heated radiator and the skylight

Ensuite 1.9 x 2
Complete with Velux skylight, heated towel rail, shower a cubicle with extractor fan, low flush WC, sink set with vanity unit and storage cupboard

Garden
Complete with Astroturf and paved areas, fully fenced borders and gate to driveway

Garage
Complete with ceiling light point and electricity, up and over the door and UPVC door to the rear garden

Important Information
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



Accuracy of Brochures

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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's 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.