

## Abbey Street, Lower Gornal

Offers In Region Of £199,950

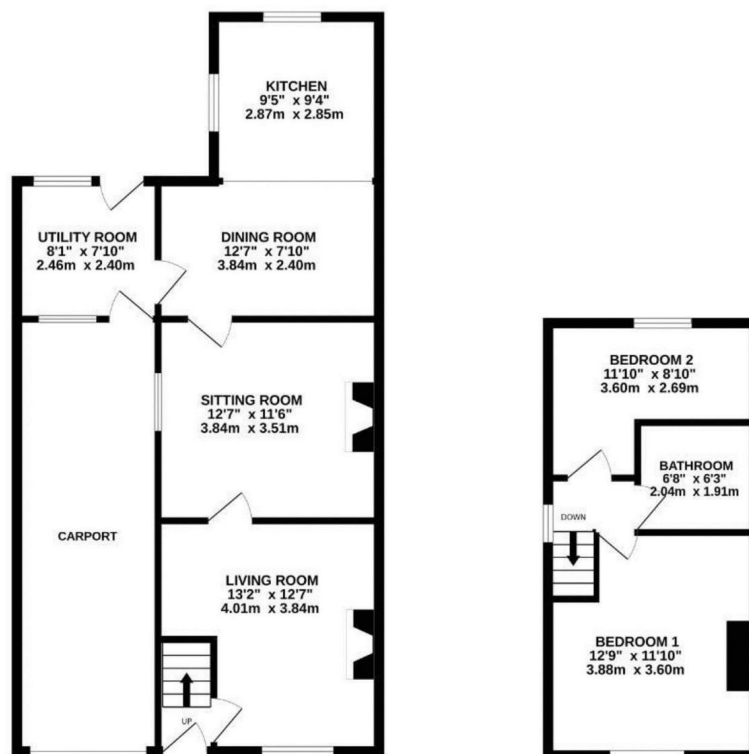
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**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- SUPERB STARTER PROPERTY
- TWO DOUBLE BEDROOMS
- STYLISH SITTING ROOM
- DRIVEWAY & CAR PORT
- UTILITY ROOM
- FANTASTIC GORNAL WOOD LOCATION
- ATTRACTIVE LOUNGE
- IMPRESSIVE EXTENDED KITCHEN-DINING ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DELIGHTFUL ENCLOSED REAR GARDEN



A FANTASTIC STARTER HOME, ideally situated within walking distance of Gornal Wood Village, desirable local shops & shops.

Along with a DRIVEWAY/ CAR PORT, this charming traditional end of terrace also boasts; entrance hall, STYLISH LOUNGE, sitting room, IMPRESSIVE - EXTENDED DINING KITCHEN, spacious side porch, first floor landing, TWO DOUBLE BEDROOMS, delightful well established rear garden, gas central heating & UPVC double glazing.

EPC - D. Council Tax - B. Tenure - Freehold.

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Construction: Brick with a pitched interlocking tile roof. All mains services are connected.  
Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)  
[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).  
Flood Risk - 1% -3.3% chance per annum.  
SEDGLEY BRANCH

**Lounge** - 4.06m x 3.76m (13'4" x 12'4")

**Sitting Room** - 4.04m x 3.81m (13'3" x 12'6")

**Open Plan Kitchen Diner** - 5.56m x 3.96m (18'3" x 13'0")

**Side Porch** - 2.51m x 1.63m (8'3" x 5'4")

**First Floor Landing**

**Bedroom 1** - 3.4m x 3.84m (11'2" x 12'7")

**Bedroom 2** - 2.77m x 3.66m (9'1" x 12'0")

**Bathroom** - 1.85m x 1.93m (6'1" x 6'4")

**Carport with parking**

**Rear garden**