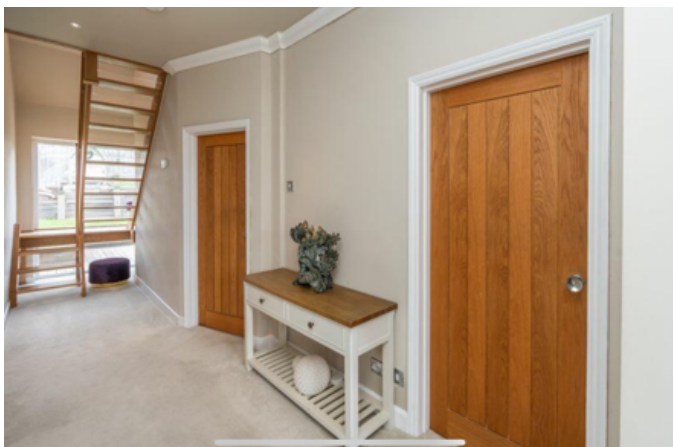


Cinder Road, Lower Gornal/ Gornal Wood

Offers In Region Of £449,950

4 3 2



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.



STUNNING & SPACIOUS 4-BEDROOM DETACHED DORMER BUNGALOW – A TRULY RARE FIND!
This beautifully extended and thoughtfully designed four-bedroom detached dormer bungalow offers the perfect blend of style, space, and versatility. Whether you're looking for a forever family home or a property that offers future-proofed living, this home ticks all the boxes—with the convenience of ground-floor bedrooms now and the luxury of an upstairs retreat for later.

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Superbly positioned at the end of a sought-after road, side onto Brookbank Road, this home enjoys a prime location with a large, gently elevated block-paved driveway, providing ample off-road parking. The oak-framed porch entrance adds a touch of character and kerb appeal, setting the tone for what lies within. Available with NO UPWARD CHAIN.

Imposing entrance

Impressive open plan living area

Lounge 14"3 into bay x 12"

Dining room 12"1 x 14"3 into bay

Hallway

Attractive fitted kitchen 9"10 x 12" with various integrated appliances & additional larder/ store cupboard

Bedroom 12"5 x 9"1

Bedroom 14"5 into bay x 12"3

Stunning family bathroom 10"5 x 7"11

First floor landing airing cupboard

Bedroom 18" x 8"9 with Built in wrobes

Ensuite 7" x 4"9

Outside

Garage

Outstanding grounds with landscaped gardens to front side & rear,

Good sized driveway offering ample parking to side & fore