Taylors

Thornleigh, Lower Gornal

Offers In Region Of £199,950



















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 FANTASTIC STARTER HOME 	• LOWER GORNAL
SEMI DETACHED HOUSE	WELL-EQUIPPED KITCHEN
ATTRACTIVE LOUNGE	TWO DOUBLE BEDROOMS
• LANDSCAPED REAR GARDEN	• DRIVEWAY
• EPC - TBA	• COUNCIL TAX - B

FANTASTIC STARTER HOME, conveniently located in the POPULAR LOWER GORNAL AREA, offering easy access to local schools, shops & Gornal Village. Comprising of UPVC double glazing & gas central heating, this SEMI-DETACHED property also benefits; hallway with cloaks cupboard, kitchen including pantry cupboard & integrated appliances, ATTRACTIVE LOUNGE, first floor landing, TWO DOUBLE BEDROOMS, bathroom, landscape rear garden with driveway to fore.

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 INSERTABLEMATION 1997: Intest particulars on not conscure any part or an order or a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars to a contract. Winds or each of the statements in these particulars are not not expended about this property. As the selfies seated 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 make such enquiries before making transactional decisions. PEC: can be supplied free of charge. CONSUMER PROTECTION REQUIATIONS (2008). These particulars have been pread 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. FXIVURES AND FITTINGS: Only those being approximate in included in the seale price. Taylors have NOT tested any apparatus, equipment, future or fitting and cannot verify purpose. PLAMINING PERMISSION # SUILIDIANG REQUIATIONS. Any reference to the property or sale price. FXIVURES AND FITTINGS: Only those being approximate and cannot verify or a rin working order or fit for their purpose. PLAMING PERMISSION # SUILIDIANG REQUIATIONS. Any reference to the property or sale price. Systems and appliances shown have not been tested and no guarantee as to their contributive or fitting and cannot verify the contributive or fitting their operability or efficiency can be given.



Hallway with built in cloaks cupboard.

Kitchen - 2.77m x 2.64m (9'1" x 8'8") with built in storage cupboard.

Lounge - 4.34m x 3.53m (14'3" x 11'7")

First Floor Landing

Bedroom - 3.53m x 3.25m (11'7" x 10'8")

Bedroom - 3.53m x 2.79m (11'7" x 9'2")

Bathroom - 2.59m x 1.37m (8'6" x 4'6")

Outside

Landscaped Rear Garden with Ornamental Pond

Driveway

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