



**18 Eaton Crescent,
DY3 2XH**

Taylors

**Offers in the Region of
£279,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A charming and well-maintained semi-detached bungalow set on a generous plot on the fringes of the ever-popular Lower Gornal neighbourhood. Enjoying a prime position with easy access to Gornal Village, local bus routes, and picturesque green spaces, this delightful home offers comfort, space, and convenience in equal measure.

Benefitting from gas central heating and double glazing, the accommodation briefly comprises: a welcoming hallway, a bright and spacious lounge, a fitted kitchen, a light-filled conservatory, and a practical store room/utility area with a guest WC. There are two well-proportioned bedrooms and a modern shower room.

Externally, the property features a beautifully mature and well-established rear garden, offering a peaceful outdoor retreat, along with a garage and a driveway to the front providing off-road parking.

This is a rare opportunity to acquire a bungalow in a desirable location with excellent local amenities close by. Early viewing is highly recommended!

Council Tax - C EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - 0.1-1% chance per annum.

SEDGLEY BRANCH

Hallway with storage cupboard.

Lounge - 5.28m x 4.34m max (17'4" x 14'3" max)

Kitchen - 6.07m x 3.1m max (19'11" x 10'2" max)

Store/ Potential Utility Room - 4.04m x 2.82m (13'3" x 9'3")

Guest WC - 1.78m x 0.99m (5'10" x 3'3")

Conservatory - 5.87m x 3.66m (19'3" x 12'0")

Bedroom - 3.71m x 3.2m (12'2" x 10'6") with fitted wardrobes.

Bedroom - 3.63m x 2.87m (11'11" x 9'5") with fitted wardrobes.

Shower Room - 1.88m x 1.65m (6'2" x 5'5")

Outside

Well Established Private Rear Garden

Garage

Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

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- SEMI DETACHED BUNGALOW IN DESIRABLE LOWER GORNAL NEIGHBOURHOOD
- GARAGE & DRIVEWAY TO FORE
- CLOSE PROXIMITY TO TRANSPORT LINKS & GORNAL VILLAGE
- MUST BE VIEWED TO BE APPRECIATED
- TWO BEDROOMS
- SPACIOUS LOUNGE
- WELL ESTABLISHED PRIVATE REAR GARDEN
- CONSERVATORY OVERLOOKING GARDEN
- EPC - D
- COUNCIL TAX - C

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MISREPRESENTATION ACT 1967

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