



9 Newick Street,  
Netherton, DY2 0LH

**Taylors**



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*VERY WELL PROPORTIONED &  
CHARACTERFUL, VICTORIAN STYLE,  
END-FOF-TERRACE RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
  - Attractive Sitting Room - 11' 9" x 10' 9" (3.58m x 3.27m)
    - Inner Hall
  - Separate Dining Room - 11' 9" x 11' 3" (3.58m x 3.43m)
    - Fitted Kitchen - 10' 6" x 9' 2" (3.20m x 2.79m)
      - Rear Hall / Lobby
  - Well Appointed Bathroom - 6' 3" x 5' 6" (1.90m x 1.68m)
    - Separate W.C
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 11' 9" x 11' 3" (3.58m x 3.43m)
      - First Floor W.C
    - Bedroom 2 - 10' 8" x 8' 9" (3.25m x 2.66m)
    - Bedroom 3 - 11' 2" x 6' 5" (3.40m x 1.95m)
      - FURTHERMORE WITH
        - Off Road Parking to the Rear
        - Beautifully Maintained Rear Garden
          - Cellar

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





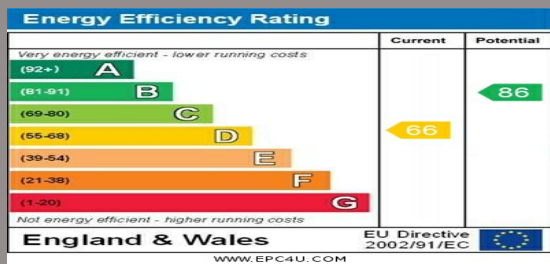
This BEAUTIFULLY MAINTAINED & VERY WELL PRESENTED, CHARACTERFUL, VICTORIAN STYLE, THREE BEDROOM, END-OF-TERRACE RESIDENCE enjoys a LOVELY position within this SOUGHT AFTER RESIDENTIAL LOCATION and offers an IMPRESSIVE & DECEPTIVELY SPACIOUS layout of CHARMING and VERY WELL PROPORTIONED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This GOOD SIZED & WONDERFULLY IMPROVED PROPERTY has NETHERTON VILLAGE combined with an EXCELLENT RANGE of LOCAL AMENITIES, TRANSPORT LINKS & FANTASTIC SCHOOLING close by and combined with being PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Attractive Sitting Room, Inner Hall, Cellar, Spacious Dining Room, Well Fitted Kitchen, Rear Hall / Lobby, Well Appointed Bathroom with Separate W.C, Landing & Three Well Proportioned First Floor Bedrooms (Master with W.C off). Furthermore with Beautifully Maintained Cottage Style Rear Garden & OFF ROAD PARKING to the rear. Tenure: Freehold. EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).

BHS10164

MISREPRESENTATION ACT 1967

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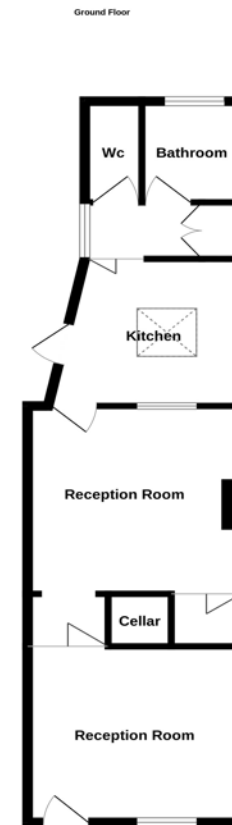
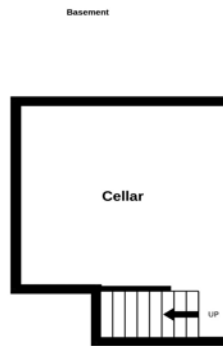
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