



1 Morville Road,
Netherton, DY2 9HR

Taylor's

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SUPERBLY PRESENTED & SUCCESSFULLY EXTENDED, SEMI-DETACHED RESIDENCE

ROOM DIMENSIONS

- GROUND FLOOR
 - Reception Hall
- Through Lounge with Dining Area - 23' 9" x 11' 4" (7.23m x 3.45m)
- Stunning Well Fitted Kitchen - 12' 3" x 8' 2" (3.73m x 2.49m)
 - Gym / Office - 10' 8" x 7' 9" (3.25m x 2.36m)
- Further Living Room / Reception Room - 11' 5" x 10' 8" (3.48m x 3.25m)
 - Rear Hall
 - Guests Cloakroom / W.C
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 0" x 10' 4" (3.65m x 3.15m)
 - Bedroom 2 - 11' 4" x 10' 4" (3.45m x 3.15m)
 - Bedroom 3 - 7' 10" x 7' 9" (2.39m x 2.36m)
 - Luxury House Bathroom - 7' 9" x 7' 1" (2.36m x 2.16m)
- Versatile Loft Space
 - OUTSIDE
 - Fore Garden
 - Impressive Driveway

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.

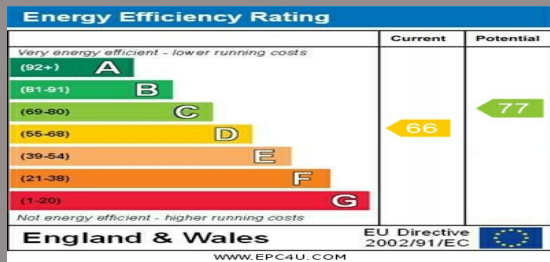


Beautifully situated on a FANTASTIC SIZED PLOT within this EXTREMELY DESIRABLE & SOUGHT AFTER Cul-De-Sac, which has the local CANAL NETWORK & NATURE RESERVE within walking distance, is this SUPERBLY PRESENTED & SUCCESSFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE. This TREMENDOUSLY SPACIOUS PROPERTY is IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, and together with encompassing a VERSATILE & IMMACULATELY MAINTAINED layout of accommodation, also has HUGE POTENTIAL to EXTEND further (subject to the usual planning permissions). An EARLY VIEWING is ESSENTIAL if to appreciate this VERY WELL PROPORTIONED FAMILY HOME, which together with having an abundance of SOUGHT AFTER SCHOOLING & LOCAL AMENITIES within close proximity, in brief comprises: Spacious Reception Hall, Attractive Through Lounge with Dining Area, Stunning Well Fitted Kitchen, Gym / Home Office, Further Living Room / Reception Room (could be used as a 4th Bedroom if preferred), Rear Hall, Guests Cloakroom, Landing, Three LARGE First Floor Bedrooms, Versatile Loft Space & Luxury Well Appointed House Bathroom. Furthermore with Lawned Fore Garden, Impressive Driveway which provides OFF ROAD PARKING for numerous vehicles, GOOD SIZED GARAGE, Double Glazing, Gas Central Heating & Secluded / Well Maintained Rear Garden with initial patio area for alfresco dining. Freehold. EPC: D. Council Tax Band: B. 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).
BHS10206

MISREPRESENTATION ACT 1967

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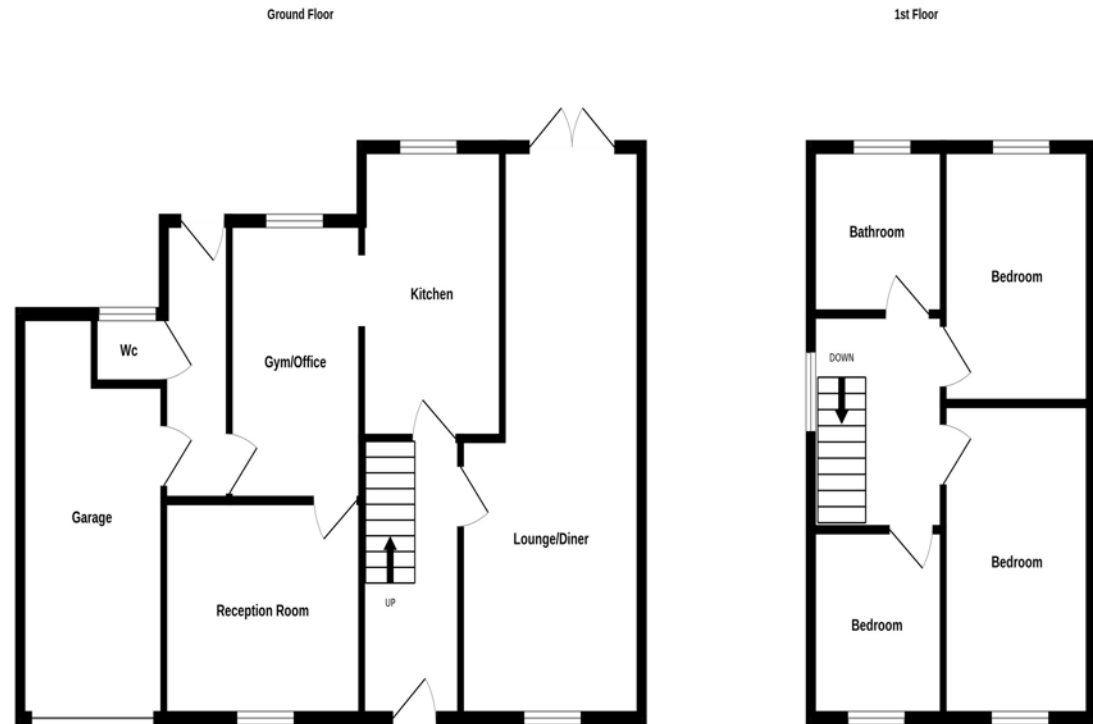
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