



Purston Park Court, Featherstone

£180,000

MARTIN&CO

Purston Park Court, Featherstone

Semi-Detached House - 3 Bedrooms, 3 Reception Rooms, 1 Bathroom, Garage

£180,000

- AFFORDABLE, EXTENDED, 3 BEDROOM SEMI DETACHED FAMILY HOME WITH DETACHED GARAGE/ENTERTAINMENT ROOM
- LOCALLY WELL REGARDED CUL DE SAC LOCATION OVERLOOKING ENTRANCE TO PURSTON PARK
- INTERNAL ACCOMMODATION BENEFITS FROM UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- BRIEFLY COMPRISES OPEN PLAN LOUNGE, DINING AREA, SECOND RECEPTION ROOM AND WHITE HIGH GLOSS FITTED KITCHEN
- FIRST FLOOR LANDING, LOFT ACCESS, HOUSE BATHROOM WITH SHOWER. TWO DOUBLE & ONE SINGLE BEDROOMS
- OPEN PLAN FRONT GARDEN, LAID TO LAWN, SHARED DRIVEWAY LEADS TO DETACHED GARAGE/ENTERTAINMENT ROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN WITH ASTRO TURF LAWN AND FRENCH DOORS PROVIDE ACCESS TO ENTERTAINMENT ROOM/GARAGE
- CONVENTLY PLACED FOR SCHOOLS, SHOPS AND SUPERMARKETS. CENTRAL FOR MAJOR NORTHERN CENTRES
- EPC RATING C
- COUNCIL TAX BAND B

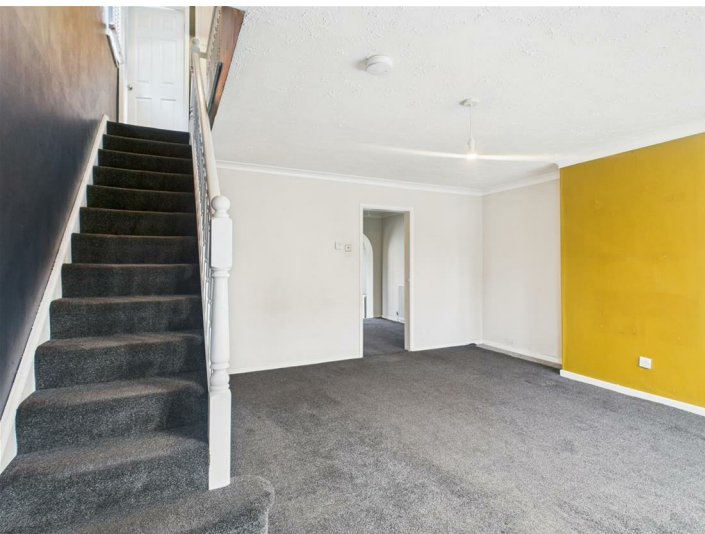
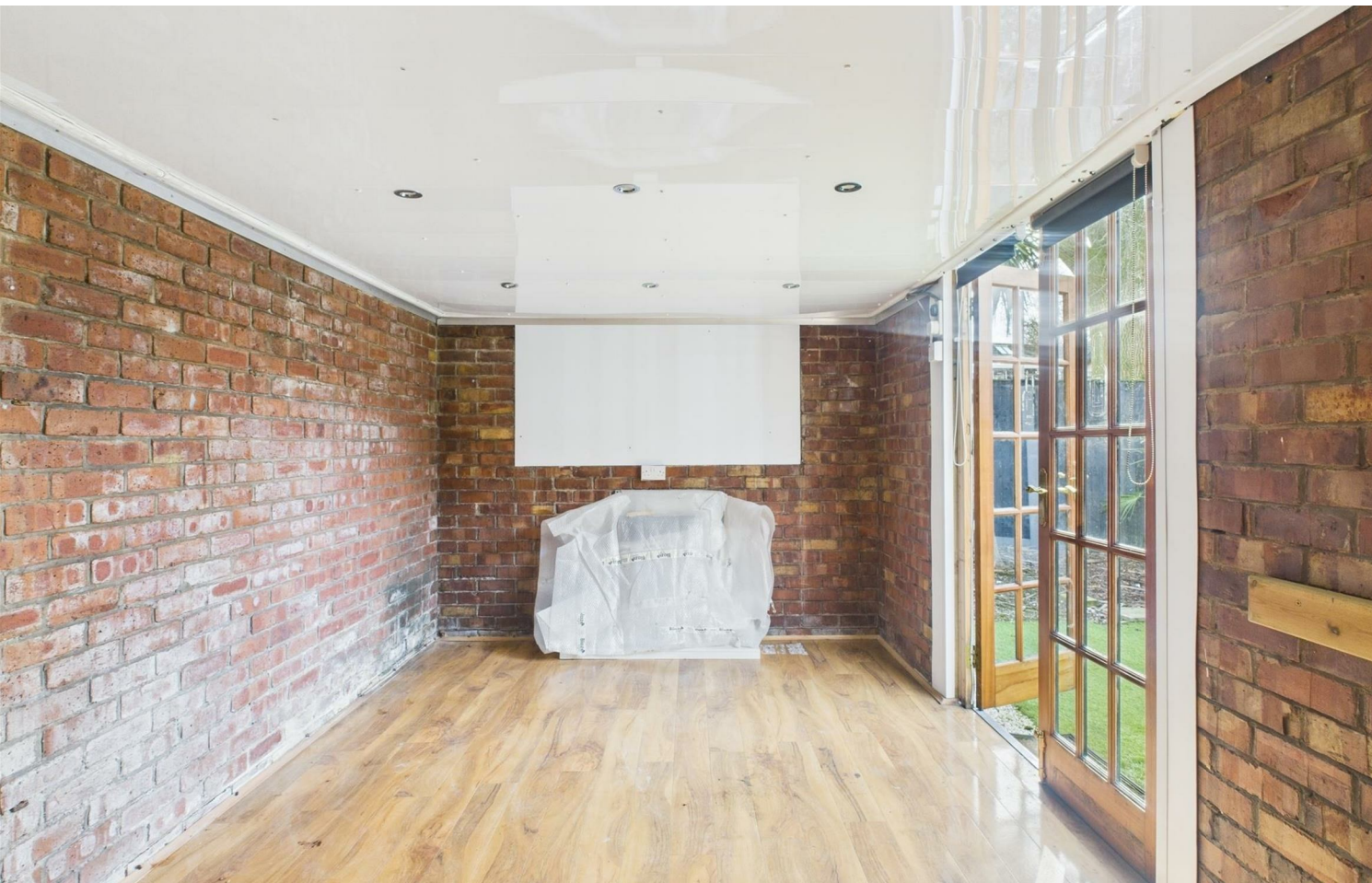
Situated in the locally well regarded cul-de-sac of Purston Park Court, Featherstone, this delightful extended semi-detached family home offers an ideal blend of comfort and convenience. With two spacious double bedrooms and a single bedroom, this property is perfect for families seeking a welcoming environment.

The internal accommodation is enhanced by UPVC double glazing, ensuring a warm and inviting atmosphere throughout. In brief, the internal accommodation includes open plan lounge, dining area, second reception room and modern fitted kitchen. The first floor features a landing with loft access, leading to a well-appointed house bathroom complete with a shower. The open-plan front garden, laid to lawn, provides a pleasant view and a lovely space for outdoor enjoyment. A shared driveway leads to a detached garage, which doubles as an entertainment room, making it an excellent space for gatherings or leisure activities.

The low-maintenance enclosed rear garden, featuring an AstroTurf lawn, is perfect for those who prefer to spend less time on upkeep and more time enjoying their outdoor space. French doors offer seamless access to the entertainment room, creating a wonderful flow between indoor and outdoor living.

This property is conveniently located near schools, shops, and supermarkets, making daily errands a breeze. Additionally, its central position allows for easy access to major northern centres, ensuring that you are well-connected to the wider region.

In summary, this affordable and extended family home in Featherstone presents a fantastic opportunity for those looking to settle in a well-regarded area. With its ample living space, versatile garage, and proximity to local amenities, it is a property not to be missed.



Open Plan Lounge

UPVC double glazed front entrance door. Having coving to ceiling, UPVC double glazed bow window to the front aspect, gas central heating radiator, spindle staircase leading to the first floor and archway opens to the dining area.

Dining Area

Having coving to ceiling, gas central heating radiator, and steps down to the sun lounge.

Second Reception Room

Having coving to ceiling, UPVC double glazed window and external door to the side aspect, gas central heating radiator and UPVC double glazed patio doors opening to the rear outdoor space.

Kitchen

Having a range of white high gloss wall and base units with laminate work tops over incorporating a single bowl sink with chrome mixer tap over and tiled splashbacks. There is an integrated electric oven, hob and extractor fan over plus space and plumbing for an automatic washing machine. Having coving to ceiling, and UPVC double glazed window to the side aspect.

First Floor Landing

Having coving to ceiling, UPVC double glazed window to the side aspect, gas central heating radiator, large storage cupboard housing the central heating boiler and loft access.



Bedroom One
 Having coving to ceiling, built in wardrobe, UPVC double glazed window to the front aspect, and gas central heating radiator.

Bedroom Two
 Having coving to ceiling, UPVC double glazed window to the rear aspect, and gas central heating radiator.

Bedroom Three
 Having coving to ceiling, UPVC double glazed window to the front aspect, and gas central heating radiator, There is a large storage cupboard over the bulk head.

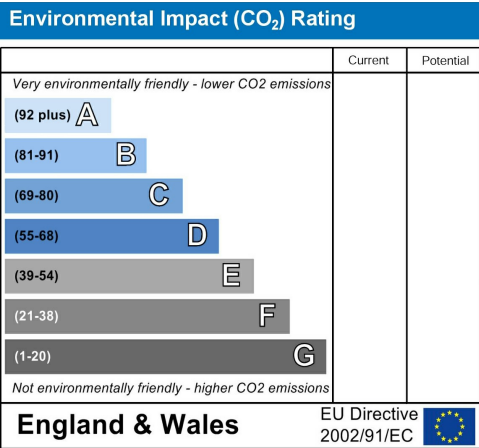
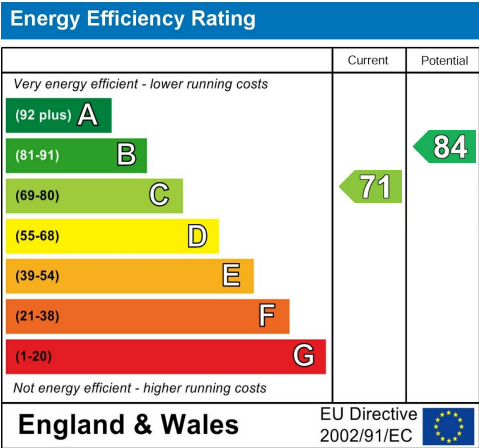
House bathroom
 Having a UPVC double glazed frosted window to the rear aspect, and a three piece suite including a 'P'

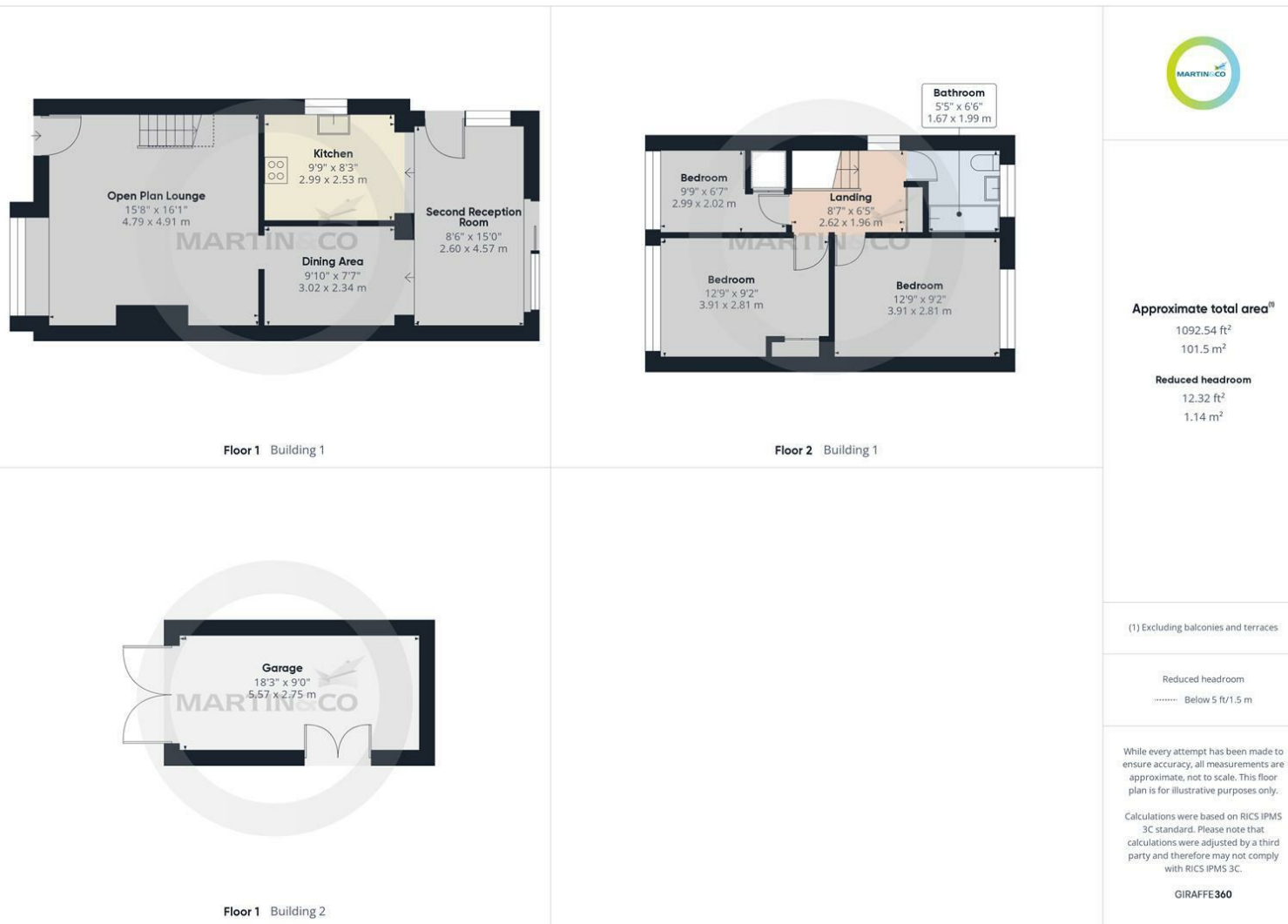
shaped bath with double head shower and screen, pedestal hand wash basin and low flush WC. Having tile effect wall panels and chrome ladder style central heating radiator.

Garage/Entertainment Room
 A spacious single garage has an up and over door with power and light. Features added to create an entertainment room but can be used as a garage if desired. Wooden French doors opening to the rear garden.

Outside
 To the front of the property there is an open plan garden laid to lawn with a shared driveway at the side of the property leading to the detached

garage/entertainment room. The rear enclosed garden is low maintenance having an astro turf lawn, a bark chipped deep border with a range of attractive trees and shrubs. French doors open to the garage/entertainment room which provides a great space for entertaining family and friends.





Approximate total area^m

1092.54 ft²
101.5 m²

Reduced headroom

12.32 ft²
1.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

