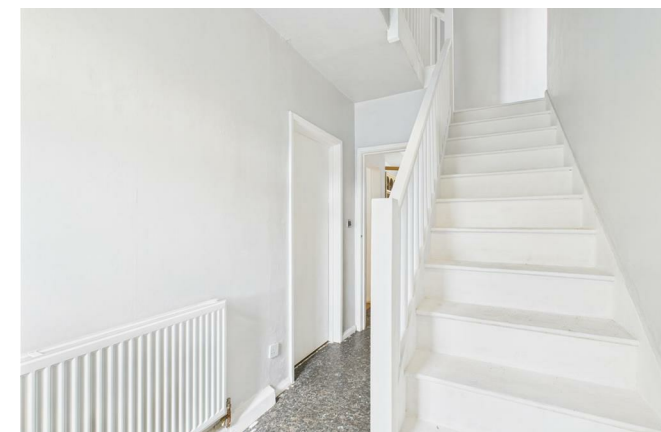




Alexander Road, Featherstone

£180,000


MARTIN&CO

Alexander Road, Featherstone

House - Semi-Detached
4 Bedrooms, 1 Bathroom

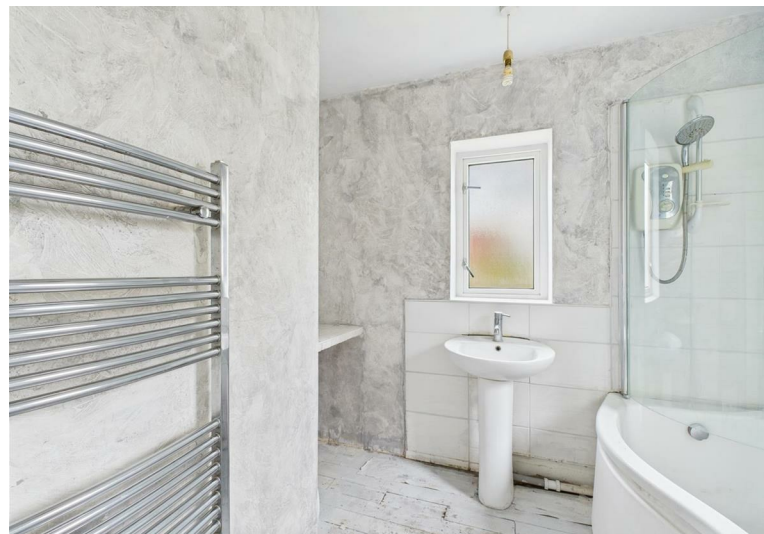
£180,000

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- REAR GARDEN AND DRIVEWAY WITH SPACE FOR TWO CARS
- SPACIOUS OPEN PLAN LIVING / DINING ROOM
- DOWNSTAIRS W.C. WITH SEPARATE UTILITY ROOM AND LARGE STORAGE SPACE
- BATHROOM WITH SHOWER OVER BATH
- VIEWING ESSENTIAL TO APPRECIATE THE SPACE OFFERED
- NO ONWARD CHAIN
- EPC RATING C
- COUNCIL TAX BAND A

Priced to sell, don't miss this opportunity to purchase a spacious four bedroom family home. In need of some modernisation, this property offers so much potential for the successful purchaser to create their own dream home and enjoy their next chapter for many years to come.

The property offers a kitchen, spacious open plan living / dining area, utility with storage and separate w.c, four bedrooms, three of which are doubles, and a bathroom. Outside, the property offers a large rear garden with paved patio area and a front driveway with parking for two cars.

Situated in the popular residential location of Featherstone, on a quiet street away from the main road, the property is conveniently placed for a wealth of local amenities including schools. Ideal for a commuter, it is centrally placed to access all major Northern cities.



Entrance	spaces for a freestanding gas cooker and dishwasher. Wall mounted boiler, UPVC window to the rear elevation, under stairs storage and door leading off to the utility room.
Front door to the side of the property and another external door leading to the utility room. UPVC window to the front, central heating radiator and under stairs storage space.	
Living / Dining Room	Hallway
Spacious open plan dining area with square arch opening to the living room. UPVC window to the front elevation, UPVC double glazed patio doors leading to the back garden, two gas central heating radiators.	A UPVC door with frosted glass panel leads to the rear and UPVC door leading to the front.
Kitchen	Utility
Having a range of wall and base cupboard units with laminate work surfaces over incorporating a single bowl stainless steel sink with mixer tap over and	Base unit incorporating a sink and spaces underneath for a washing machine and separate dryer. UPVC window to the rear elevation and gas central heating radiator. This also leads to a large storage space and self contained w.c.
	Upstairs Landing
	Doors leading off to;

Bedroom 1
Built in storage cupboard, gas central heating radiator and UPVC window to the rear elevation.

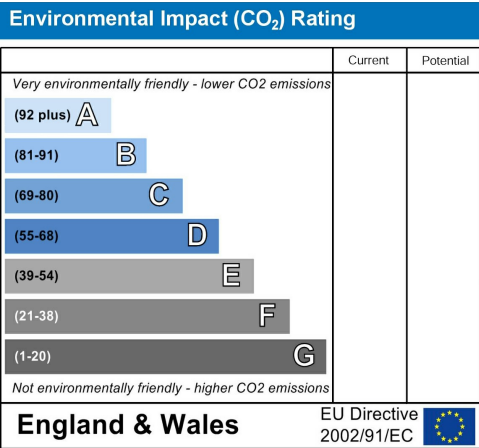
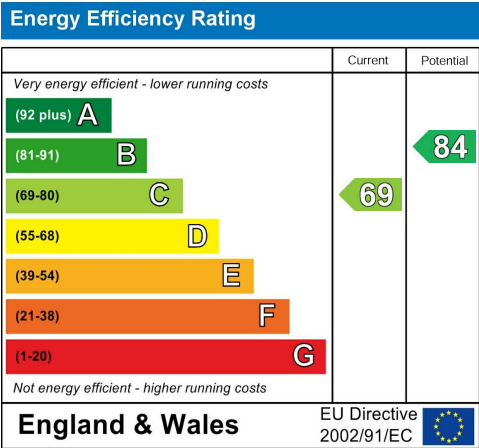
Bedroom 2
Built in storage cupboard, UPVC window to the front elevation and gas central heating radiator.

Bedroom 3
UPVC window to the front elevation, gas central heating radiator and hatch giving access to the loft space.

Bedroom 4
Built in storage, access hatch to loft, UPVC window to the front elevation, gas central heating radiator.

Bathroom
White three piece suite comprising of bath with shower over and shower screen, wash hand basin and low flush w.c. UPVC frosted windows to the side and rear elevations and heated towel rail.

Outside
To the front of the property is a paved driveway providing off street parking for two cars. Large garden to the rear with paved patio area.





Ground Floor



Floor 2



Approximate total area^m

1130 ft²
105 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.

