



34 Ferry Lane, Stanley - WF3 4JU

£239,950 Freehold

Mature extended end terrace house with driveway and garage, two double bedrooms, south facing rear garden, popular village location, viewing essential.

Entrance to Living Room

14' 1" x 10' 11" (4.30m x 3.33m)

With composite entrance door, double glazed window, polished wood flooring, cornicing to the ceiling, feature log burner set on stone hearth, central heating radiator.

Dining Room

14' 1" x 13' 3" (4.30m x 4.04m)

Having polished wood floor, downlighting to the ceiling, useful understairs storage cupboard, central heating radiator, opening to...

Kitchen

21' 0" x 19' 0" (6.40m x 5.80m)

Fitted with a matching range of high gloss grey fronted wall and base units, contrasting worktop areas, gas point for cooker, central heating boiler, stainless steel sink unit, single drainer, plumbing for automatic washing machine, tiling between the worktops and wall units, two double glazed windows and rear composite entrance door.

Stairs to First Floor Landing**Bedroom to Front**

11' 3" x 14' 1" (3.43m x 4.30m)

Having built in cupboard with hanging space, double glazed window, central heating radiator.

House Bathroom

Furnished with white suite comprising pedestal wash basin, low flush w/c, cast iron bath with electric shower over, tiling to the walls, downlighting to the ceiling, double glazed window, heated towel rail.

Bedroom to Rear

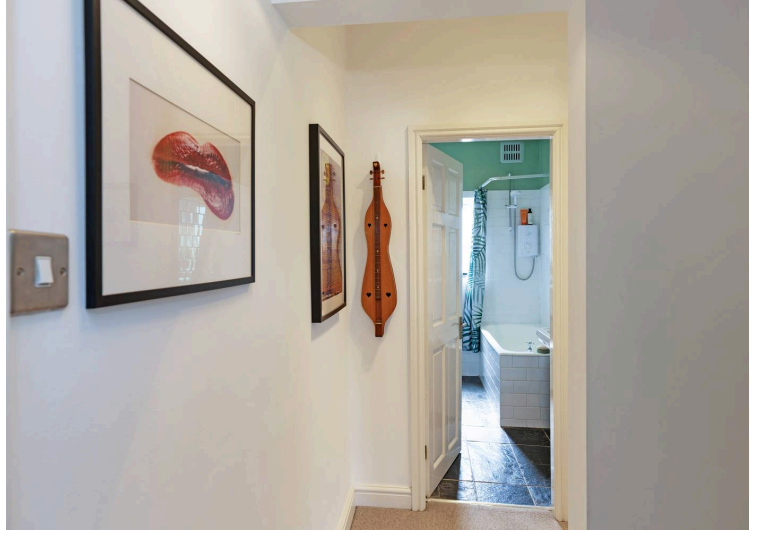
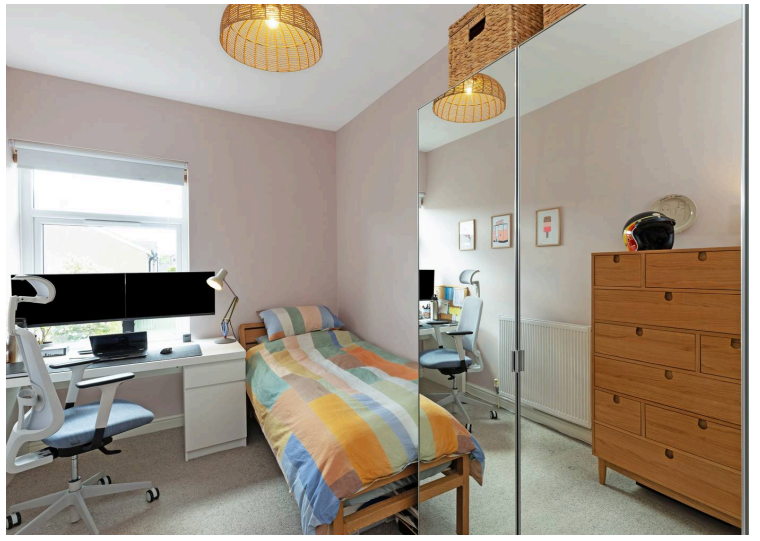
13' 2" x 8' 3" (4.01m x 2.51m)

A good sized double bedroom with double glazed window with south facing views, central heating radiator.

Outside

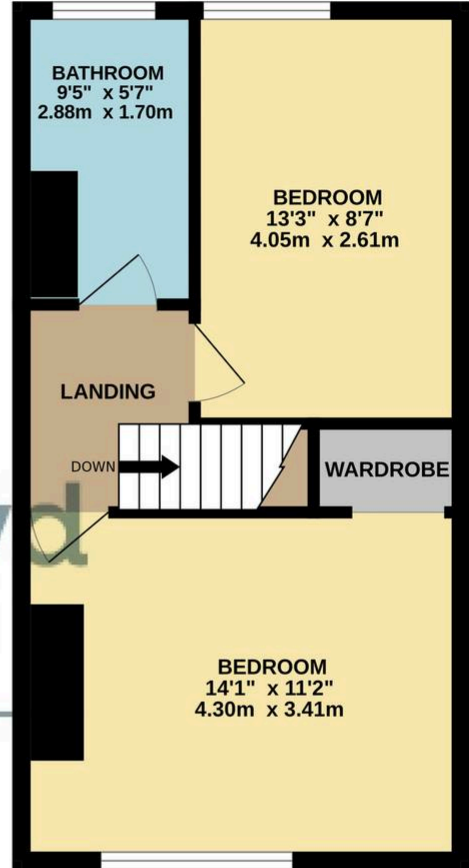
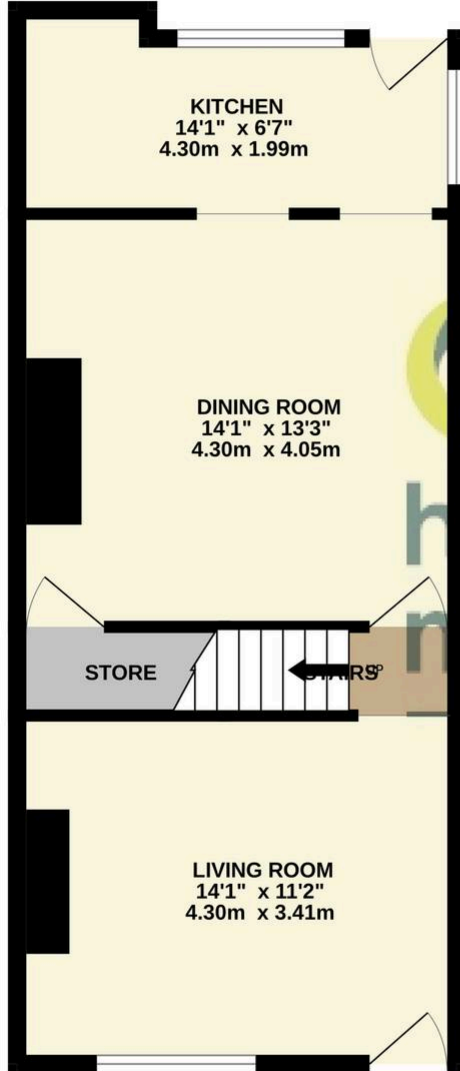
Neat garden area to the front with heathers and flowering borders, pathway and paved driveway to the side provides ample off street parking leading to concrete sectional single car garage, generous south facing rear garden being landscaped with feature paved patio areas, lawn garden mature fruit tree, Wisteria and Acer, flowering borders and useful garden shed all being enclosed.





GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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