

32 Eaton Crescent, Lower Gornal, DY3 2XH

DY3 2XH

Taylors

Offers in the Region of

£249,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

AN IMPRESSIVE SEMI DETACHED BUNGALOW positioned on the outskirts of the ever-desirable Lower Gornal area, conveniently located with easy access to Gornal Village, useful transport links, local amenities and a variety of nearby beauty spots and countryside walks.

This delightful and well-maintained property benefits from part gas central heating and double glazing and offers spacious, versatile accommodation throughout. The accommodation briefly comprises; welcoming reception hall, extended lounge diner providing an excellent space for both relaxing and entertaining, fitted kitchen, THREE WELL PROPORTIONED BEDROOMS and a practical wet room. Externally, the property enjoys a beautifully established and enclosed rear garden. To the front, a driveway provides convenient off-road parking.

Offering excellent potential and occupying a sought-after location, early viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle opportunity this charming bungalow has to offer!

Council Tax - C EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - 1-3.3% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this

Reception Hall with built in storage.
Lounge Diner - 7.44m x 3.2m max (24'5" x 10'6" max)
Kitchen - 2.82m x 2.82m (9'3" x 9'3")
Bedroom - 3.71m x 3.2m max (12'2" x 10'6" max) with fitted wardrobes.
Bedroom - 2.87m x 2.34m (9'5" x 7'8")
Bedroom - 2.87m x 2.67m max (9'5" x 8'9" max)
Wet Room - 1.91m x 1.6m (6'3" x 5'3")
Driveway To Fore
Enclosed Rear Garden

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

- SEMI DETACHED BUNGALOW IN DESIRABLE LOWER GORNAL NEIGHBOURHOOD
- THREE BEDROOMS
- ENCLOSED WELL ESTABLISHED REAR GARDEN
- EARLY VIEWING RECOMMENDED
- WALKING DISTANCE OF TRANSPORT LINKS & GORNAL VILLAGE
- DRIVEWAY TO FORE

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MISREPRESENTATION ACT 1967
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