





Property Description

This impeccably presented and meticulously maintained three-bedroom semi-detached family residence is situated in a cul-de-sac location within the sought-after residential neighbourhood of Upper Gornal. Its prime location provides easy access to various local amenities, including shops in the nearby shopping precinct, schools, and public transport services, such as bus routes. The property boasts spacious accommodation complemented by several appealing features, including central heating, double glazing, a log burner in the lounge area, a downstairs WC, stylish modern kitchen and off-road parking with a garage, making it an ideal choice for those seeking a move-in-ready living environment.

Ground Floor

Entrance Hall

Wc

Lounge/ Kitchen/ Dining Room

24' 3" max x 23' max (7.39m max x 7.01m max)

Garage

18' 1" x 7' 10" (5.51m x 2.39m)

First Floor

Landing

Bedroom One

12' 2" x 8' 5" (3.71m x 2.57m)

Bedroom Two

9' 6" x 7' 10" (2.90m x 2.39m)

Bedroom Three

9' 2" x 5' 7" (2.79m x 1.70m)

Shower Room

6' 6" x 5' 7" (1.98m x 1.70m)

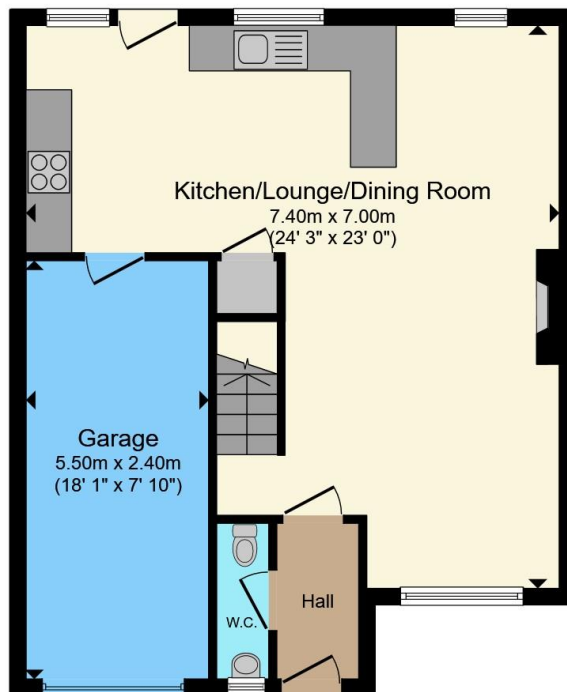
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

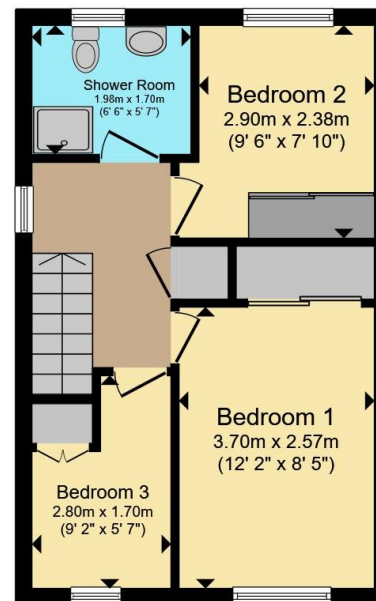








Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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4 & 5 Stone Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD315117



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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