



Taylors

14 Lansdowne Road, Hayley Green

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- Beautifully presented throughout
- Landscaped rear garden with large patio area
- Ground floor cloakroom with w/c
- First floor white suite bathroom
- Council tax band D
- Popular Mucklow semi detached home
- Modern refitted L-shaped kitchen
- Three well proportioned bedrooms
- Double glazing and gas central heating
- Highly convenient location



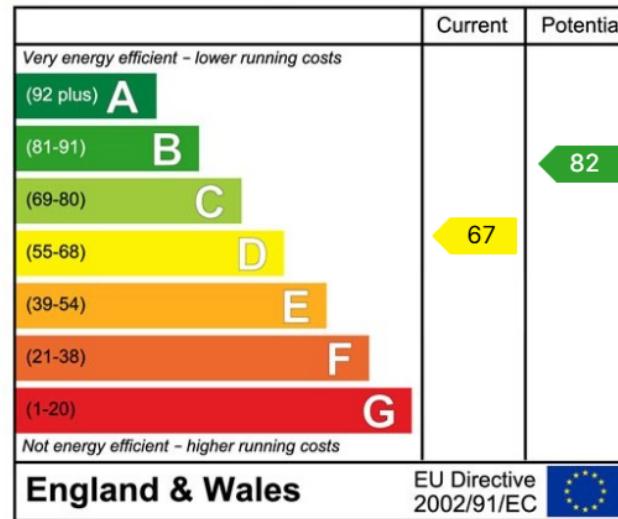
A BEAUTIFULLY PRESENTED three bedroom semi detached home of the highly sought after Mucklow style, occupying a popular residential location well placed for local amenities, schools and excellent transport links. The property is finished to a high standard throughout and benefits from double glazing and gas central heating, offering well-planned and versatile accommodation suited to modern family living. The ground floor comprises a welcoming entrance hall leading through to a spacious living and dining area, an attractive L-shaped fitted kitchen, a useful small garage or storage area, a playroom providing flexible additional living space, and a convenient cloakroom with WC. To the first floor, the landing gives access to three well proportioned bedrooms and a contemporary family bathroom. Externally, the property offers off road parking to the front and a beautifully landscaped rear garden, providing a private and well-maintained outdoor space ideal for both relaxation and entertaining. EPC D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom, standard, superfast & ultrafast broadband is available at this property. Construction: Brick built with tiled roof and a timber constructed extension to the rear with a flat roof. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

Hall, Living Diner - 9.12m x 3.43m (29'11" max x 11'3"), **Kitchen** - 4.14m x 4.06m (13'7" max x 13'4" max), **Store/ Small Garage** - 2.57m x 2.39m (8'5" x 7'10"), **Play Room** - 4.44m x 1.85m (14'7" x 6'1"), **Ground floor Cloakroom with w/c** - 1.85m x 0.97m (6'1" x 3'2"), **First floor landing, Bedroom One** - 3.99m x 2.87m (13'1" x 9'5" onto wardrobe), **Bedroom Two** - 3.45m x 3.3m (11'4" x 10'10"), **Bedroom Three** - 3.86m x 2.79m (12'8" max x 9'2" max), **Rear garden, Off road parking**





Energy Efficiency Rating



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