PTN Estates

Residential Sales & Lettings









35 Hawkesley Road, , Dudley, DY1 2HR **£200,000**

This delightful semi-detached house offers a perfect blend of comfort and modern living. Situated close to Russells Hall Hospital, local shops and schools. This property boasts two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Built in 1960, the house has been thoughtfully maintained and is presented with vacant possession, allowing for a smooth transition for new owners. The attractive lounge diner is a standout feature, complete with a charming log burner that creates a warm and inviting atmosphere. The space is further enhanced by patio doors that lead to a lovely UPVC double glazed conservatory, perfect for enjoying the garden views throughout the year.

The fitted kitchen is equipped with a double oven and hob, catering to all your culinary needs. The shower room features a modern double shower cubicle, providing a refreshing retreat. The property benefits from gas central heating, powered by a Worcester boiler that is only 12 months old, ensuring warmth and efficiency during the colder months.

Outside, the delightful rear garden offers a tranquil space for relaxation or entertaining, while the driveway accommodates parking for two vehicles, adding to the convenience of this lovely home.

Hallway 1.97 x 2.55
Upvc double glazed entrance door, tiled floor, window to the side elevation, cupboard, gas central heating radiator, stairs to first floor and door off to the lounge

Lounge / Diner 2.92 x 6.67
Log burner with wood surround, two ceiling light points, two gas central heating radiators, upvc double glazed bay window to the front elevation, upvc double glazed patio doors to the conservatory and door to the kitchen

Fitted Kitchen 1.93 x 3.69
Wall and base units, stainless steel single drainer sink unit, gas hob, double oven, extractor, plumbing for washing machine, gas central heating radiator, tiled splash backs, ceiling light points, two inset spotlights, upvc double glazed window to the rear elevation and a further window to the side elevation (not double glazed) door to the rear garden

Conservatory 2.49 x 2.25
Upvc double glazed conservatory, ceiling light point, tiled floors and French doors to the rear garden

Landing
Window to the side elevation, ceiling light point, loft access hatch. Loft is partly boarded with a ladder and light

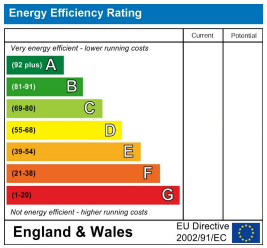
Bedroom One 5.03(max) x 2.98
Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator, cupboard housing Worcester Boiler (Fitted 12 months ago)

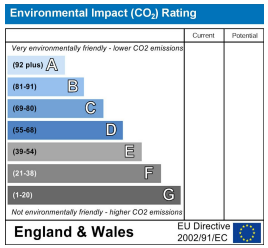
Bedroom Two 3.02 x 3.49
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point

Shower Room 2.37 x 1.68
Double shower cubicle with power shower above, low flush wc, wash hand basin, aqua panelling around shower, gas central heating radiator, ceiling light point, upvc window to the side elevation

Rear Garden
Brick built shed with power points, outside tap, paved patio with raised beds, side gate, two useful sheds

Front







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