



Haigh Villas, Lower Moor

Asking Price: £275,000

- Three bedroom semi detached house in cul de sac location
- Lounge with French patio doors into the garden
- Newly fitted kitchen and larder style pantry
- Two double bedrooms and one single
- Family four piece suite on the ground floor
- This property is in need of some updating
- Front garden and driveway for two vehicles
- Generous rear garden with zoned areas and views into open fields
- Sort after village location
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

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****FAMILY HOME WITH SPACIOUS GARDEN AND OFF ROAD PARKING PERFECT FOR FAMILIES OR REIREMENT**** Entrance Hall; newly fitted kitchen with integrated 'Bosch' oven and hob, and two useful storage cupboards including a pantry/larder; generous lounge with French doors opening onto the rear garden creating a light and airy living space. The ground floor further benefits from an additional storage cupboard and a family bathroom featuring a four-piece suite. On the first floor there are two double bedrooms and one single bedroom, all enjoying pleasant outlooks with views to both the front and rear across open fields, allowing for an abundance of natural light throughout. Externally, the property boasts a particularly generous rear garden, ideal for families and entertaining, along with a useful outbuilding providing additional storage. To the front, there is a driveway offering off-road parking for two vehicles and laid to lawn front garden. Situated on the outskirts of Lower Moor, the property benefits from a peaceful semi-rural setting surrounded by open countryside, while still offering convenient access to nearby towns, amenities and transport links—perfect for those seeking a balance between countryside living and everyday convenience. ***NO ONWARD CHAIN***

Front garden

Views into open fields from the rear and front aspect. Laid to lawn; patio path with steps rising to the front door; pebbled driveway for two vehicles.

Entrance Porch 7' 0" x 3' 6" (2.13m x 1.07m)

Glazed window to the front aspect; glass door to the front. Obscure glazed door leading into the entrance hall. Spot light fitting; tiled flooring.

Entrance Hall

Obscure glazed door to the front aspect. Pendant light fitting; radiator; stairs rising to the first floor. Doors leading to the kitchen; lounge; bathroom and storage.

Lounge 15' 9" x 10' 9" (4.80m x 3.27m)

Double glazed window to the front aspect. Patio doors leading into the garden. Feature fireplace with stone hearth and wooden mantel housing 'log' effect gas fire. Pendant light fitting; wall lights; coving; radiator. Door leading to the entrance hall.



Kitchen 9' 3" x 12' 2" (2.82m x 3.71m)

Double glazed window to the rear aspect. Range of newly fitted wall and base units surmounted with laminate worktop; tiled splash back; composite sink and drainer with single lever mixer tap. Integrated 'Bosch' oven with 'Bosch' induction hob. Space and plumbing for washing machine. Fluorescent tube light; radiator; tiled flooring. Doors leading to the garden; entrance hall; larder style cupboard and under the stairs storage.



Storage 2' 6" x 5' 8" (0.76m x 1.73m)

Obscure glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the entrance.

Family Bathroom 7' 2" x 8' 4" (2.18m x 2.54m)

Obscure glazed window to the side aspect. Vanity hand wash basin with mixer taps; low level w.c.. Shower cubicle with glass screen door and overhead 'mira' electric shower; part tiled walls. Alcove bath tub with mixer taps; tiled splash back with mounted vanity unit. Mounted electric space heater. Door leading to the entrance hall.

Landing

Double glazed window to the rear aspect. Pendant light fitting; access to the loft; hard wood flooring. Doors leading to all bedrooms.

Bedroom One 16' 0" x 9' 4" (4.87m x 2.84m)

Double glazed window to the front and side aspects. Spot light fitting; radiator. Doors leading to the airing cupboard; storage and landing.



Bedroom Two 14' 3" x 7' 9" (4.34m x 2.36m)

Double glazed window to the front aspect. Feature fire place; pendant light fitting; radiator; hard wood flooring. Door leading to the landing.

Bedroom Three 7' 5" x 7' 4" (2.26m x 2.23m)

Double glazed window to the rear aspect. Pendant light fitting; radiator; hard wood flooring. Door leading to the landing.



Rear Garden

Laid to lawn generous garden with patio seating areas and pebbled patio path leading to gated side access. Mature planted zones; pedestal feature bird bath; steps rising to the kitchen door and lounge patio doors; outbuilding storage shed and stand alone wooden shed.

Tenure: Freehold

Council Tax: C

Broadband and Mobile information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2PW

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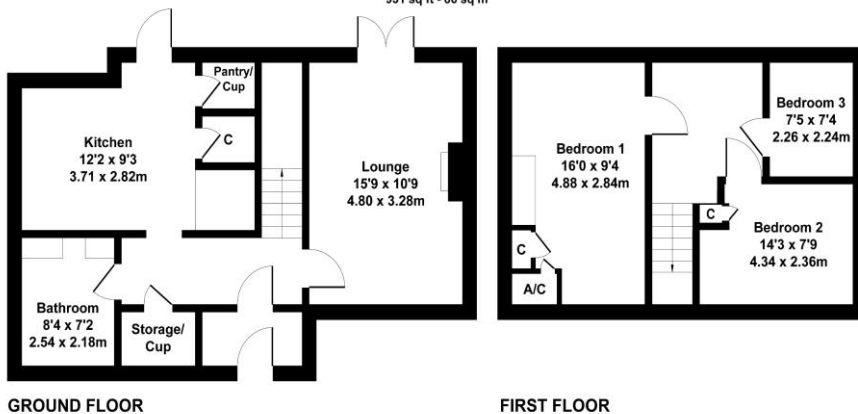


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Approximate Gross Internal Area
931 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2026
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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