



2 Bed  
House - Terraced  
located in  
Featherstone

Guide Price £130,000



enfields

Featherstone Lane  
Featherstone  
WF7 6LR

**\*\*GUIDE PRICE OF £130,000 TO £140,000\*\* AN EXCEPTIONAL OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS\*\*NO UPWARD CHAIN\*\***

Beautifully refurbished and thoughtfully presented throughout, this elegant two-bedroom terraced residence offers stylish, move-in-ready accommodation ideal for today's modern lifestyle. The property presents a seamless and stress-free purchase opportunity.

Positioned within a welcoming and well-established community, the home enjoys a highly convenient setting close to local shops, reputable schools, and green open spaces. Excellent transport connections further enhance its appeal, providing effortless access to surrounding towns and city centres.

Upon entering, you are greeted by a bright and inviting living room, tastefully finished to create a warm and contemporary atmosphere. This flows naturally into a separate dining room, offering a versatile space ideal for both everyday living and entertaining guests. To the rear, the kitchen is well-appointed and practical, with access to the staircase leading to the first floor.

Upstairs, the property continues to impress with two generously proportioned bedrooms, each offering comfortable and well-balanced accommodation. The main bathroom is stylishly presented, completing the first-floor layout.

Externally, the home benefits from a private rear yard leading to a further enclosed garden — a tranquil outdoor retreat enclosed by a combination of brick walls and timber fencing. This peaceful space is perfectly suited for relaxing or alfresco dining during warmer months. Gated rear access adds convenience, while the inclusion of a garage to the rear provides valuable additional storage or secure parking.

**Living Room**  
12'0" x 12'7"  
Double Glazed UPVC window looking to the front of the property. Central heated radiator. Carpeted throughout.

**Hallway**  
6'2" x 5'11"  
Access to living room and dining room. Stairs leading to the first floor. Carpeted.

**Dining Room**  
13'2" x 12'8"  
Modern feature fire surround with a stainless steel living flame effect gas fire with marble effect inset and hearth. Double patio doors leading to the rear

entrance porch. Carpeted throughout. Central heated radiator. Storage cupboard.

**Kitchen**  
12'8" x 5'9"  
Range of high and low level grey high gloss kitchen units with laminate worktops. Integrated appliances including stainless steel four ring hob and extractor hood over and electric oven. Stainless steel sink with drainer and chrome mixer tap over. Option to reconnect plumbing for dishwasher or washing machine. UPVC double glazed window looking to the rear yard. Tiled effect flooring. Central heated radiator.

**Rear Entrance Porch**  
6'5" x 5'11"  
Patio doors giving access to the dining room. Composite door giving access to the kitchen. Rear door giving access to the rear yard. UPVC double glazed frosted window looking to the side aspect.

**Landing**  
13'9" x 4'2"  
Access to both bedrooms and the main bathroom. Carpeted throughout.

**Main Bedroom**  
11'11" x 12'7"  
Built in wardrobe for storage. UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator.

**Bedroom Two**  
16'6" x 8'2"  
Built in storage shelves and cupboards. UPVC double glazed window looking to the rear yard. Carpeted throughout. Central heated radiator.

**Bathroom**  
12'1" x 5'11"  
White suite comprising of panel bath with chrome taps and mains feed shower. Wash hand basin with chrome taps over and storage cupboard above. WC with low level flush. Part tiled walls and vinyl flooring. Chrome central heated towel rail. Storage cupboard. Extractor fan. UPVC double glazed frosted window looking to the rear aspect.

**Rear Yard**  
This rear paved yard is enclosed by a combination of brick and fencing which makes it a safe outdoor space for kids or pets with a further rear garden beyond the garage.

**Garage**  
15'11" x 8'2"  
The garage offers secure off-street parking or storage space, with dimensions suitable for a mid-sized vehicle or for use as a workshop area.





#### Living Room

12'0" x 12'7"

Double Glazed UPVC window looking to the front of the property. Central heated radiator. Carpeted throughout.

#### Hallway

6'2" x 5'11"

Access to living room and dining room. Stairs leading to the first floor. Carpeted.

#### Dining Room

13'2" x 12'8"

Modern feature fire surround with a stainless steel living flame effect gas fire with marble effect inset and hearth. Double patio doors leading to the rear entrance porch. Carpeted throughout. Central heated radiator. Storage cupboard.

#### Kitchen

12'8" x 5'9"

Range of high and low level grey high gloss kitchen units with laminate worktops. Integrated appliances including stainless steel four ring hob and extractor hood over and electric oven. Stainless steel sink with drainer and chrome mixer tap over. Option to reconnect plumbing for dishwasher or washing machine. UPVC double glazed window looking to the rear yard. Tiled effect flooring. Central heated radiator.

#### Rear Entrance Porch

6'5" x 5'11"

Patio doors giving access to the dining room. Composite door giving access to the kitchen. Rear door giving access to the rear yard. UPVC double glazed frosted window looking to the side aspect.

#### Landing

13'9" x 4'2"

Access to both bedrooms and the main bathroom. Carpeted throughout.

#### Main Bedroom

11'11" x 12'7"

Built in wardrobe for storage. UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator.

#### Bedroom Two

16'6" x 8'2"

Built in storage shelves and cupboards. UPVC double glazed window looking to the rear yard. Carpeted throughout. Central heated radiator.

#### Bathroom

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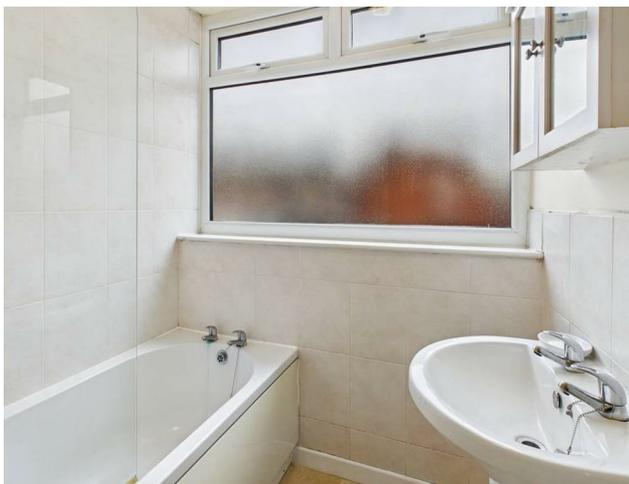
#### Rear Yard

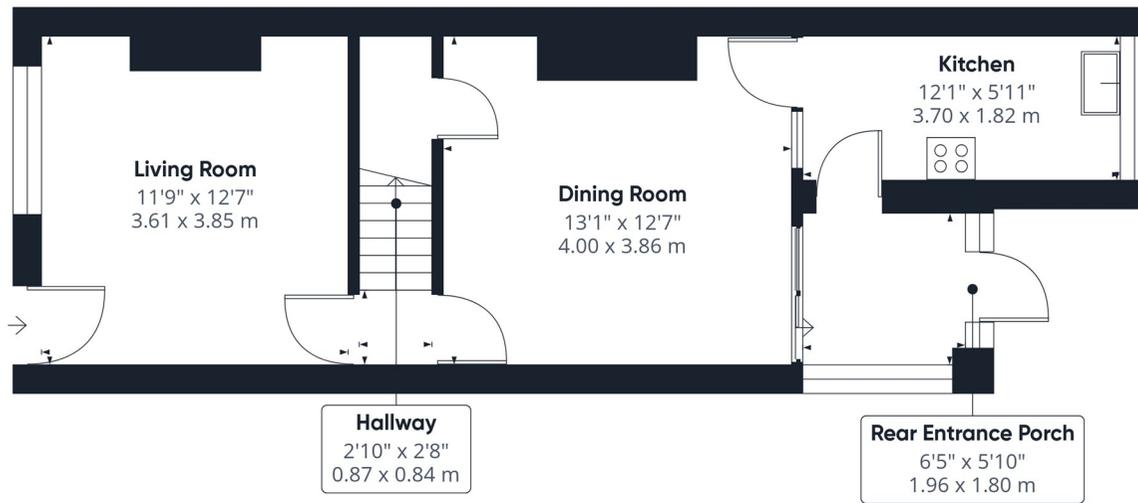
This rear paved yard is enclosed by a combination of brick and fencing which makes it a safe outdoor space for kids or pets with a further rear garden beyond the garage.

#### Garage

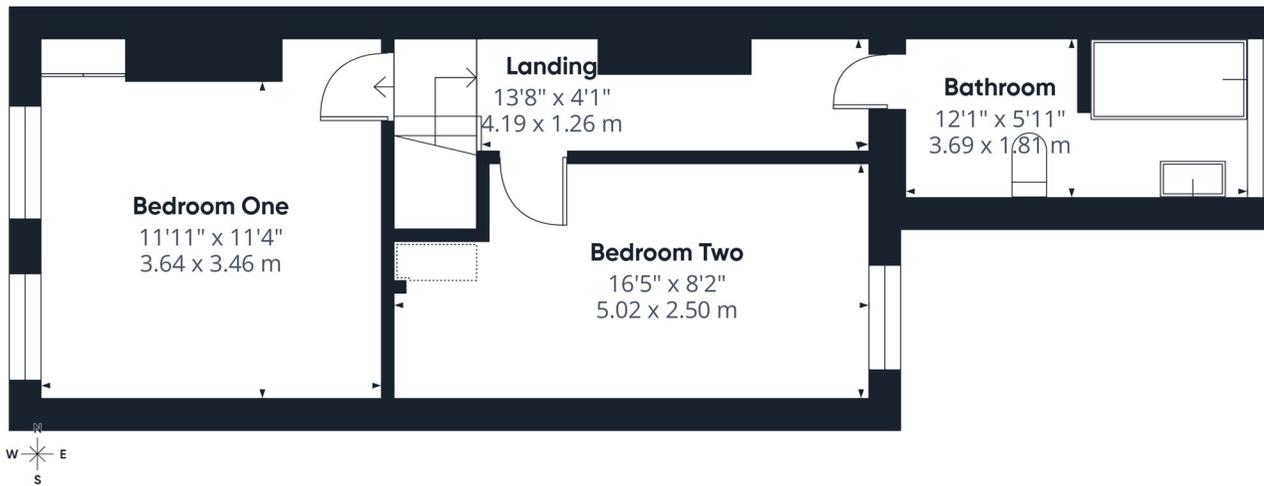
15'11" x 8'2"

The garage offers secure off-street parking or storage space, with dimensions suitable for a mid-sized vehicle or for use as a workshop area.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
843 ft<sup>2</sup>  
78.3 m<sup>2</sup>

(1) Excluding balconies and terraces

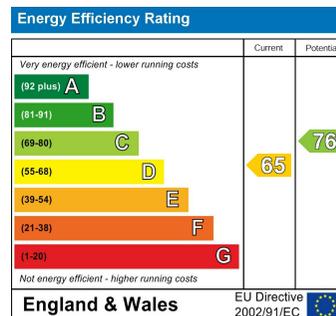
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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