





29 Willow Garth, Durkar - WF4 3BX

£269,950 Freehold

Holroyd Miller have pleasure in offering for sale this extended three double bedroom semi detached house occupying a pleasant cul de sac position overlooking woodland. Only an internal inspection can fully reveal all that is on offer and briefly comprising entrance hall with built in cloaks cupboard, open plan living room with open staircase, well appointed kitchen/diner, large conservatory extension overlooking the rear garden. To the first floor, three double bedrooms, house bathroom. Easy to maintain garden to the rear, driveway and large attached garage. Situated in this popular and convenient position close to local schools, access to the motorway network. Viewing Essential.

Entrance Porch and Hall
With composite double glazed entrance door, tiled floor, ample built in storage cupboards.

Living Room
With feature open staircase, feature fire surround, double glazed window, understairs storage cupboard, two wall light points, double panel radiator.

Kitchen/Diner
Fitted with a matching range of high gloss cream fronted wall and base units, contrasting worktop areas, colour coordinated sink unit, monobloc tap fitment, built in double oven, gas hob with extractor hood over, tiling between the worktops and wall units, double glazed window, French doors leading through to...

Conservatory Extension
Being double glazed with French doors leading onto the rear garden, laminate wood flooring.

Stairs lead to First Floor Landing

House Bathroom
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear
With double glazed window, central heating radiator.

Bedroom to Front
Having fitted wardrobes, double glazed window, single panel radiator.

Extended Bedroom to Front
Having fitted wardrobes over the stairs bulk head, double glazed window, central heating radiator, excellent sized third bedroom.

Outside
Lawn garden to the front, paved pathway. Driveway to the side provides ample off street parking and leads to attached tandem style garage (7.50m x 2.25m) with up and over door, power and light laid on, rear pedestrian access door. To the rear, stone paved patio area, artificial turf and decking area which makes this a delightful entertaining space.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.












LONELY



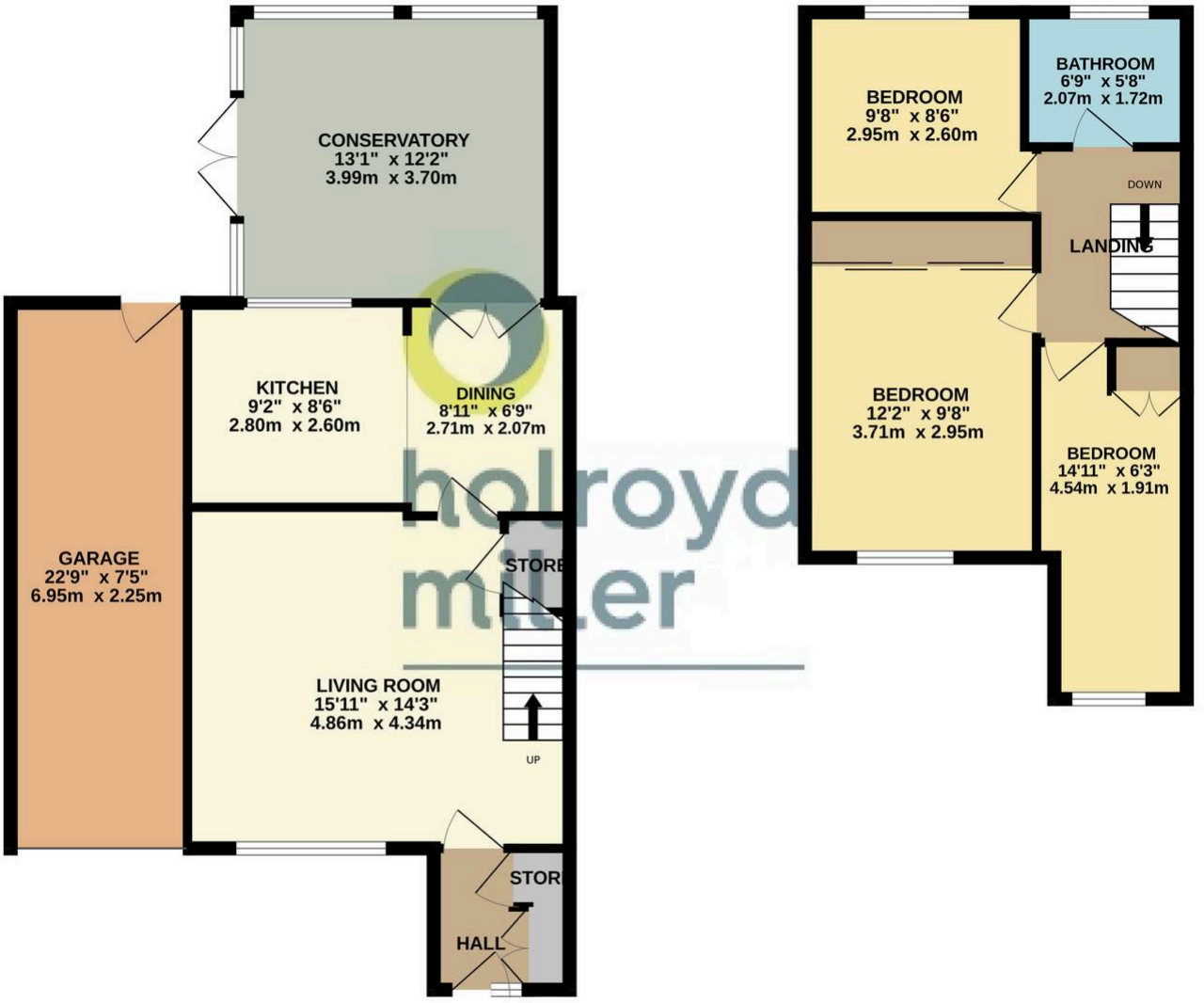






GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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