



13 Cypress Avenue,
DY3 2JF

Taylor's

Offers in the Region of
£269,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Tremendously Presented Family Home in Lower Gornal

Perfectly positioned within a sought-after cul-de-sac in Lower Gornal, this deceptively spacious semi-detached residence offers a superb blend of style, comfort, and convenience. Ideally located for access to highly regarded schools and the amenities of Gornal Wood Village, the property also boasts delightful distant views to the rear.

Inside, the home briefly comprises:

Welcoming entrance porch and reception hallway with useful understairs storage

Stunning lounge diner with contemporary media wall – perfect for family living and entertaining

Outstanding modern breakfast kitchen complete with a range of integrated appliances

Separate utility room for added practicality

First-floor landing leading to three bedrooms and a stylish family bathroom

Further features include gas central heating, UPVC double glazing, and beautifully landscaped enclosed rear garden, while the property's frontage provides a driveway offering ample parking.

This is a truly exceptional family home, combining modern living with an enviable location – not to be missed!

Description -

Entrance porch

Reception hallway

Lounge diner 16"5 x 15"6 max

Modern breakfast kitchen 17"1 max x 8"9 with various integrated appliances

Utility room 8"10 x 6"9

First floor landing

Bedroom, 12 foot 7 x 9' nine with fitted wardrobes

Bedroom 12 foot 8 x 8' nine max

Bedroom 9 foot 9 x 6' eight.

Family bathroom 8 foot 6 x 4' eight

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EPC - C. Council Tax - B. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof with flat roof area to small part of ground floor. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- STUNNING FAMILY HOME
- THREE GENEROUS BEDROOMS
- ATTRACTIVE LOUNGE-DINER
- OUTSTANDING BREAKFAST-KITCHEN WITH VARIOUS INTEGRATED APPLIANCES
- UTILITY ROOM
- POPULAR LOWER GORNAL LOCATION
- DRIVEWAY
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- PORCH & RECEPTION HALLWAY

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MISREPRESENTATION ACT 1967

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