





Property Description

This elegantly presented end-of-terrace home is an ideal choice for first-time buyers, situated in a desirable cul-de-sac within the highly sought-after Upper Gornal area. Its charming cottage style exudes character while providing both spacious and versatile living areas. The property features a beautifully landscaped rear garden that offers breathtaking distant views, further enhancing its attractiveness. Additionally, it boasts a prime location in close proximity to local shops, schools, and bus routes.

Reception Room

13' 1" x 12' 5" (3.99m x 3.78m)

Double glazed window to the front, double glazed door to the front, central heating radiator, stairs to first floor accommodation, gas fire with brick built surround, feature sleeper beam.

Kitchen

12' 6" x 8' 2" (3.81m x 2.49m)

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for domestic appliances, tiling to splashback, cupboard housing boiler, central heating radiator, double glazed window to rear.

Lounge / Diner

24' x 8' 6" (7.32m x 2.59m)

Double glazed window to front, double glazed french doors to the rear leading to garden, two central heating radiators.

First Floor

Landing

Bedroom One

14' 5" x 8' 2" (4.39m x 2.49m)
Double glazed french doors to the rear leading to balcony, central heating radiator, loft access (loft being boarded with power, light & double glazed window to rear elevation with ladder access).

En-Suite

Shower cubicle, low level w.c., wash hand basin, central heating radiator, tiling, double glazed window to the front elevation, extractor fan.

Dressing Area

8' 2" x 6' 3" (2.49m x 1.91m)
Double glazed window to the rear elevation, built-in storage cupboard.

Bedroom Two

12' 6" x 9' 8" (3.81m x 2.95m)
Double glazed window to front, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., tiling, double glazed window to the rear.

Outside

To the front of the property tarmac driveway giving off road parking, lawned area, slab approach to front door, side access to rear garden. Landscaped rear garden having paved patio area, lawn area, storage shed, various shrubs & borders.

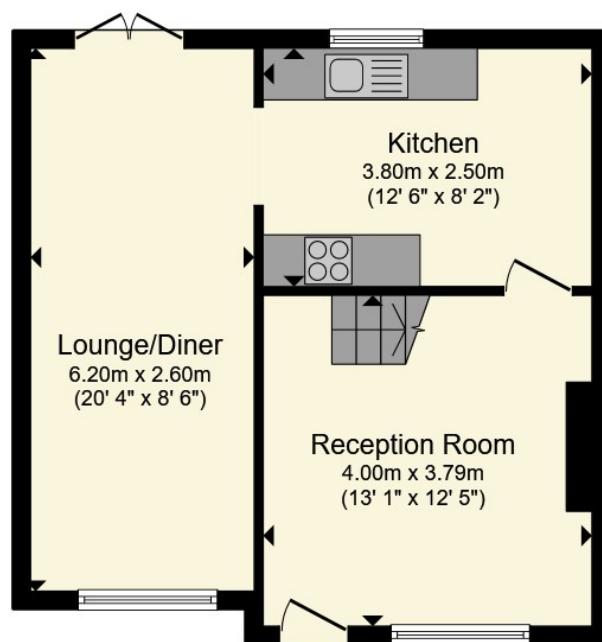
Private Right Of Way

There is a easement on the title, private right of the way to the rear with neighbour. Please enquire with the branch.

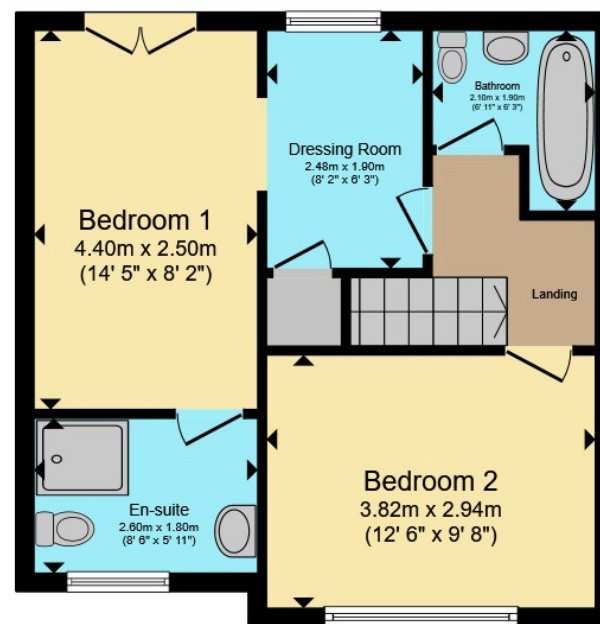








Ground Floor



First Floor

Total floor area 85.3 m² (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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4 & 5 Stone Street
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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