



12 Chaffinch Walk, Netherton

Enjoying a pleasant position at the head of a popular cul-de-sac, this impressive extended semi-detached house must be seen internally to appreciate the quality of its spacious accommodation. It comprises: entrance hall, lounge, large dining kitchen, sitting room / downstairs bedroom, wc, landing, 3 bedrooms and shower room. It features a gas central heating system, uPVC double glazing and quality modern fixtures and fittings throughout. Externally, there is lawned garden and tarmac parking area in front of the house with a gate and access to the rear garden. The rear garden is of a good size and features a lawn, paved seating area and a large wooden shed.

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Accommodation:

GROUND FLOOR

Entrance Hall

With uPVC entrance door, stairs to the first floor and central heating radiator.



Lounge

With window to the front, chimney breast with log burning stove, stone hearth and timber lintel, window to the front and central heating radiator.



13'9" x 13'5"



Dining Kitchen

25'6" x 10'4"

The lounge is open plan to the dining area which features glazed double doors to the garden and a tall wall mounted radiator. The kitchen area is fitted with an excellent range of modern base units and wall cupboards with quartz worksurfaces, integrated oven, dishwasher, washer, fridge freezer and 5 ring gas hob with extractor over, stainless steel sink with mixer tap, inset spotlights to the ceiling, 2 windows to the rear, kick board heater and side entrance door.

Lobby Area

An open lobby area leads through from the kitchen to the sitting room and also features a door to the downstairs wc.

FIRST FLOOR



Sitting Room 12'2" x 8'5"

Also offering the potential to be used as a downstairs bedroom if required. With window to the front and central heating radiator.



Landing

Stairs lead to the first floor landing area which features a window to the side.



Downstairs WC

With low flush wc, pedestal washbasin, partly tiled walls, obscure glazed window to the side, heated towel rail and extractor.



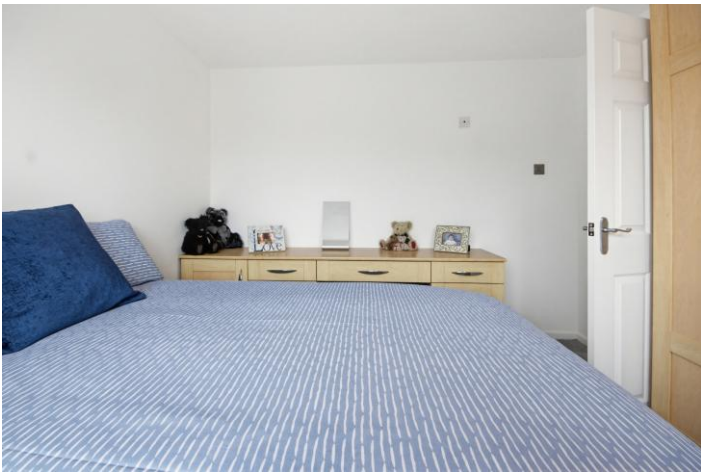
Bedroom 1 13'7" x 10'

A double bedroom, fitted with an excellent range of fitted furniture which includes wardrobes and dressing table, window to the front and central heating radiator.



Bedroom 2 **10'2" x 10'3"**

Another double bedroom with fitted wardrobes, window to the rear and central heating radiator.



Shower Room **6'5" x 5'5"**

With modern suite comprising low flush wc, wall hung vanity washbasin and walk in shower, fully tiled walls, tiled floor, obscure glazed window to the rear, inset spotlights to the ceiling and heated towel rail.



Bedroom 3 **6'2" x 6'9" (9' max)**

A single bedroom with window to the front, built in cupboard over the staircase bulkhead and a central heating radiator.

OUTSIDE

To the front of the house is a lawned garden with tarmac driveway providing generous parking. A gate at the side leads to the rear garden.



Outside Rear



Gardens

A tarmac pathway extends around the side of the house and leads to the rear garden which features a lawn, paved seating area and a large wooden garden shed with double doors and open fronted sheltered seating area.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

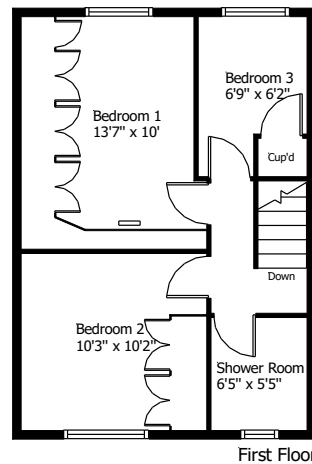
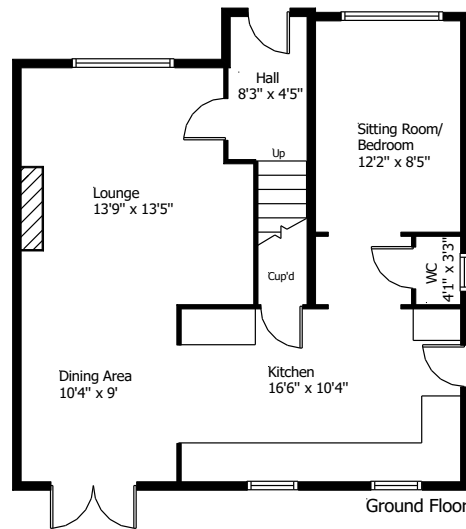
Viewing

By appointment with Wm. Sykes & Son.

Location

From the centre of Netherton, head down Moor Lane, then turn right onto Netherton Moor Road. Just after the school, turn left onto Osprey Drive and follow this road down before turning right onto Chaffinch Walk. The property will be found at the end of the cul-de-sac.

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The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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