

PTN Estates

Residential Sales & Lettings



17 Cinder Road, , Gornalwood, DY3 2RH

£245,000

Superb spacious semi detached property, three bedrooms, re-fitted breakfast kitchen, attractive lounge with French doors overlooking the rear gardens, re-fitted bathroom, upvc double glazing and gas central heating, large rear gardens and block paved driveway.

Hallway 1.2 x 2.5

Composite door to the side entrance, upvc double glazed window, ceiling light point, gas central heating radiator and stairs to first floor

Lounge 5.2 max x 4.7 max

Attractive lounge with French doors overlooking the rear garden, marble effect fireplace, ceiling light point and gas central heating radiator, double doors lead through to kitchen / dining room

Kitchen / dining room 5.2 x 5.5 (max)

Splendid re-fitted kitchen with an array of oak effect wall and base units, rolled edge work surfaces, white one and half bowl sink unit, tiled splash backs, extractor hood, recess for range styled cooker, plumbing for automatic washing machine, recess for tall fridge / freezer, pantry cupboard, laminate floor, gas central heating radiator, inset spotlights, two upvc double glazed windows to the front elevation and stable door to the side elevation

Landing 3.4 x 1.4

Large landing with doors off to the three bedrooms and bathroom, ceiling light point, thermostat control, loft access hatch, loft has ladder and light point

Bedroom One (front) 5.2 x 4.2 (max)

Spacious bedroom with two upvc double glazed windows overlooking the front elevation, ceiling light point and gas central heating radiator

Bedroom Two (rear) 2.9 x 3.2 (max)

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three (rear) 2.1 x 3.22

Upvc double glazed window to the rear elevation, ceiling light point and gas central heating radiator

Bathroom 1.6 x 2

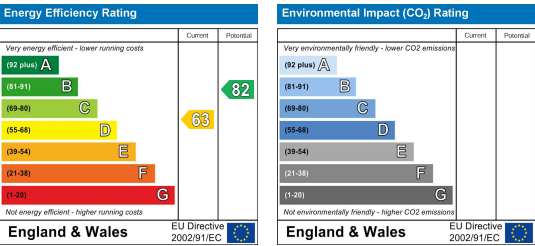
Re-fitted bathroom comprising of a white suite with low flush w.c, pedestal wash hand basin, panelled in bath with Triton electric shower above, part tiled walls, tiled floor, inset spotlights, upvc double glazed window to the side elevation, extractor fan

Rear gardens

A large well established rear garden with plenty of shrubs and trees

Front garden

Block paved driveway and side gate



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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