



Your Logo

## Wallows Wood, LOWER GORNAL, DY3 3AF

Offers In Region Of £275,000

3 1 2

- A stunning THREE BEDROOM semi detached family home.
- Offering ready to move in living accommodation.
- Two attractive reception rooms, forming an open plan living area.
- Attractive Rear Garden, off road parking and a Garage.
- An internal viewing is a must to appreciate the living accommodation on offer.
- Occupying a prime cul-de-sac setting, close to local amenities.
- Benefiting from a modern Kitchen having been extended to the side.
- Two Bedrooms having modern fitted wardrobes.
- Thought an ideal purchase for a FTB or a young family.
- EPC Rating D



Calling FIRST TIME BUYERS and YOUNG FAMILIES. A beautifully presented THREE BEDROOM semi detached family home, offering ready to move in living accommodation, having a STUNNING KITCHEN, an open LIVING ROOM with a DINING ROOM off, two bedrooms having modern fitted wardrobes and an attractive Rear Garden. Located within this prime cul-de-sac setting, having local amenities close at hand, an early viewing is recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.