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91 Queen Elizabeth Drive, Normanton, WF6 1JE

For Sale Freehold £82,000

An excellent property for the first time buyer or young family, in need of a degree of modernisation which is reflected in the competitive asking price.

The accommodation comprises an entrance hallway, two reception rooms, kitchen, first floor landing, two bedrooms, the larger of which could be divided to create two separate rooms, in addition to the house bathroom. Outside, the property has generous gardens to three sides and a useful brick garden store.

The property has UPVC double glazing throughout and a gas central heating system. Available with no upward chain involved, an internal viewing is strongly recommended.

OPEN 7 DAYS A WEEK

ACCOMMODATION

ENTRANCE HALL

UPVC door to the front, staircase to the first floor landing, coving to the ceiling and central heating radiator. Door through to the lounge.

LOUNGE

14' 10" x 11' 1" (4.53m x 3.39m)

UPVC double glazed window to the front, coving to the ceiling, wall mounted gas fire within a wooden surround. Central heating radiator. Archway leading through to a separate dining room.

DINING ROOM

9' 9" x 11' 9" (2.99m x 3.59m)

UPVC double glazed window to the rear, wall mounted gas fire with back boiler, central heating radiator, door to the kitchen.

KITCHEN

5' 10" x 9' 10" (1.78m x 3.01m)

UPVC double glazed window to the side and a UPVC double glazed door to the rear. Fitted with a range of base and wall height units with wood trim and wood effect laminate roll edge work surfaces. Ceramic tiling to the splash backs and wood effect laminate floor. Inset enamel sink and drainer unit with mixer tap, plumbing for an automatic washing machine and gas cooker point.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access point and doors leading to two bedrooms and bathroom/w.c. Coving to the ceiling.

BEDROOM ONE

18' 2" x 11' 1" (5.55m x 3.38m) max

A spacious bedroom which could easily be divided to create two separate rooms. Two UPVC double glazed windows to the front, coving to the ceiling and central heating radiator.

BEDROOM TWO

11' 11" x 9' 10" (3.65m x 3.00m) max

UPVC double glazed window to the rear, airing cupboard housing the hot water cylinder, further built in cupboards and drawers, coving to the ceiling and central heating radiator.

HOUSE BATHROOM/W.C.

UPVC double glazed window to the rear and fitted with a white three piece suite comprising panelled bath with electric shower above, pedestal wash basin and low flush w.c. Complementary part tiling to the walls and central heating radiator.

OUTSIDE

To the front of the property there is a brick boundary wall and metal gate opening onto a concrete pathway leading to the front entrance door. The front garden has two large lawned areas, one of which extends by the side of the property through to the rear garden. The rear garden offers a good degree of privacy with lawn and established hedge rows. There is a brick built garden store with UPVC door and window.

VIEWINGS

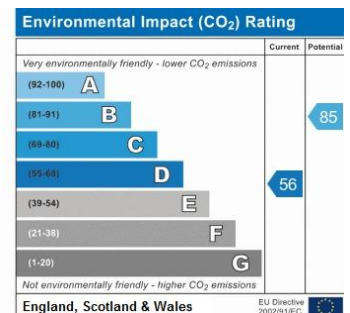
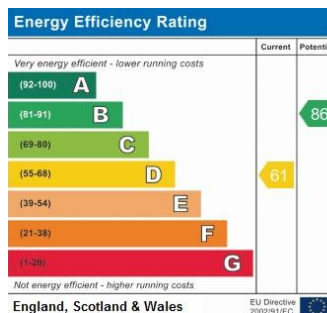
To view please contact our Normanton office on 01924 899870 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller

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With FIVE local offices all working together to sell your home



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*your home may be repossessed if you do not keep up repayments on your mortgage

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