



Katrina Grove, Featherstone

£170,000


MARTIN&CO

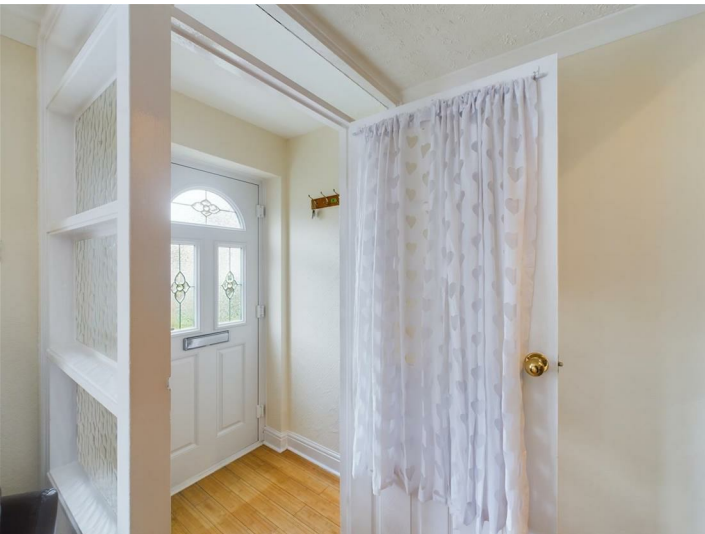
Katrina Grove, Featherstone

House - Semi-Detached
3 Bedrooms, 1 Bathroom

£170,000

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- FRONT & REAR GARDENS, DRIVEWAY and DETACHED GARAGE
- OPEN PLAN KITCHEN/DINER and LOUNGE
- TWO DOUBLE and ONE SINGLE BEDROOM. HOUSE BATHROOM with SHOWER OVER BATH
- WALKING DISTANCE to LOCAL AMENITIES and SHOPS
- CLOSE TO MOTORWAYS, BEING IDEAL for the COMMUTER
- EARLY VIEWING RECOMMENDED. SO MUCH POTENTIAL!
- COUNCIL TAX BAND B
- EPC RATING C
- FREEHOLD

An opportunity to purchase a spacious three bedroom family home. In need of some modernisation, this property offers so much potential for the successful purchaser to create their own dream home and enjoy their next chapter for many years to come. The property offers a kitchen diner, lounge, bathroom and three bedrooms. Set within generous gardens to both front and rear. There are double gates opening onto the driveway at the rear of the property leading to a detached garage. Situated in the popular residential location of Featherstone, the property is conveniently placed for a wealth of local amenities. Ideal for a commuter, it is centrally placed to access all major Northern cities.



Situated in a popular location in Featherstone, this three bedroom semi-detached property will appeal to a variety of buyers and we recommend an early viewing. In need of some updating, allowing the purchaser the opportunity to put their own stamp on their new home.

Pedestrian access to the front of the property via the lawned front garden.

ENTRANCE HALL

The UPVC front door opens into a small glazed entrance hall, which in turn opens into the living room.

LIVING ROOM

With feature wooden fire surround housing an inset

fire. A spacious room, with stairs off, leading to the first floor. Window to the front elevation. Double doors open into the dining kitchen.

KITCHEN/DINER

Set across the width of the house, the kitchen/diner is fitted with an extensive range of wall and base cupboards, including glazed display units. Laminate worktops with inset white sink. Space for freestanding cooker. Chimney style extractor hood. Space and plumbing for a washing machine. A door opens onto the rear garden. Further windows to the rear elevation.

LANDING

With wooden balustrade and doors to the three bedrooms and family bathroom. Window to the side of the property.



BEDROOM

The largest of the three bedrooms is situated at the front of the property. Fitted wardrobes with overhead units and matching bedside cabinets to one wall.

BEDROOM

A second double bedroom with window overlooking the rear garden.

BEDROOM

The third bedroom is a single size and which overlooks the front garden.

BATHROOM

Situated at the rear of the property and fitted with a white suite comprising bath with shower over, w.c. and pedestal wash hand basin. Twin obscure glazed windows.

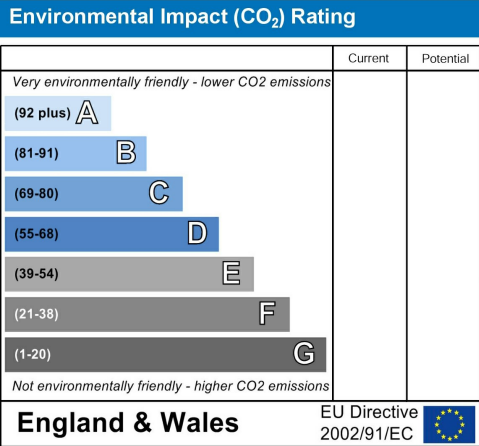
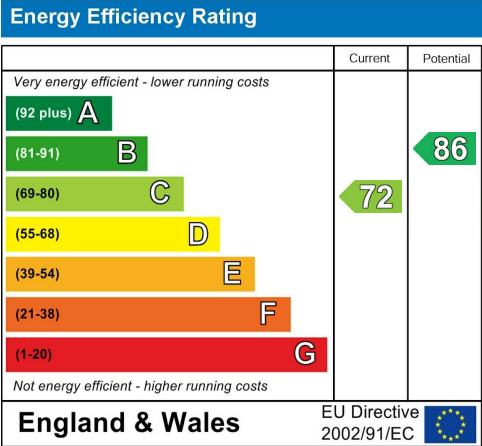
OUTSIDE

The front of the property has pedestrian access. Established lawned gardens to the front and rear of the property with planted borders. There is a detached single garage with vehicle access from the rear. Block paved driveway, matching rear patio and paths.

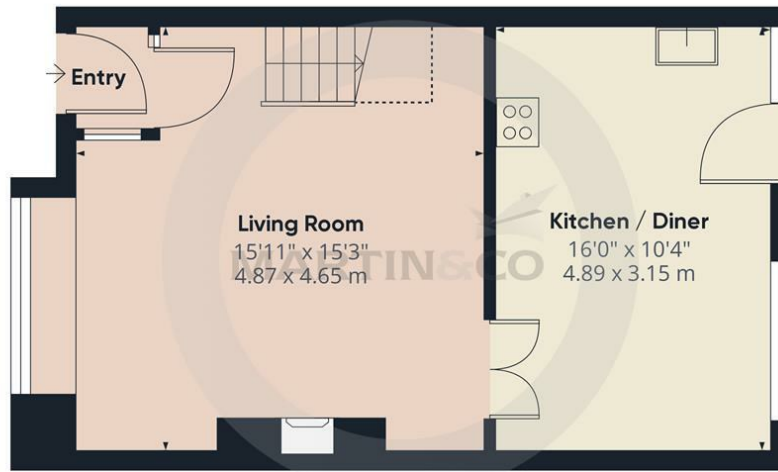
SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and

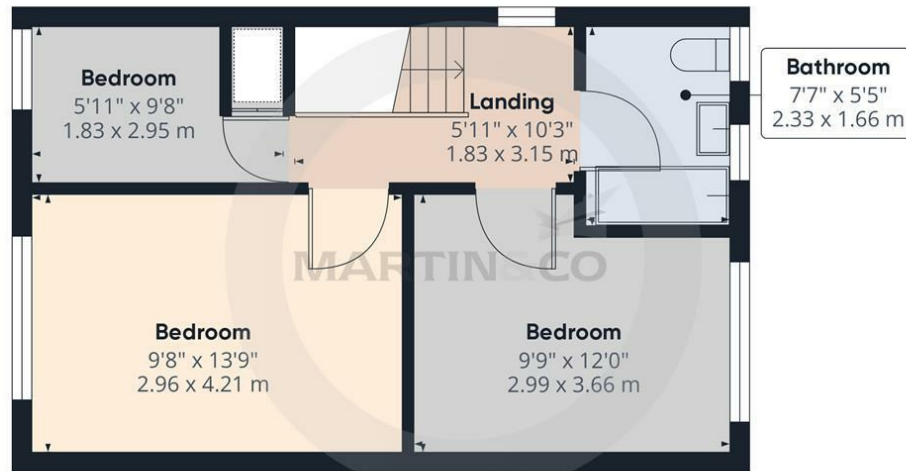
monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Floor 1



Floor 2



Approximate total area⁽¹⁾

793.08 ft²
73.68 m²

Reduced headroom

15.66 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

