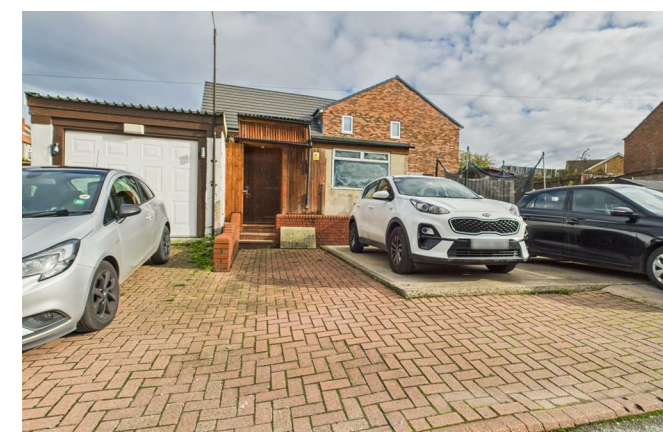




Featherstone Lane, Featherstone

£175,000


MARTIN&CO

Featherstone Lane, WF7

House - Terraced

2 Bedrooms, 1 Bathroom

£175 000

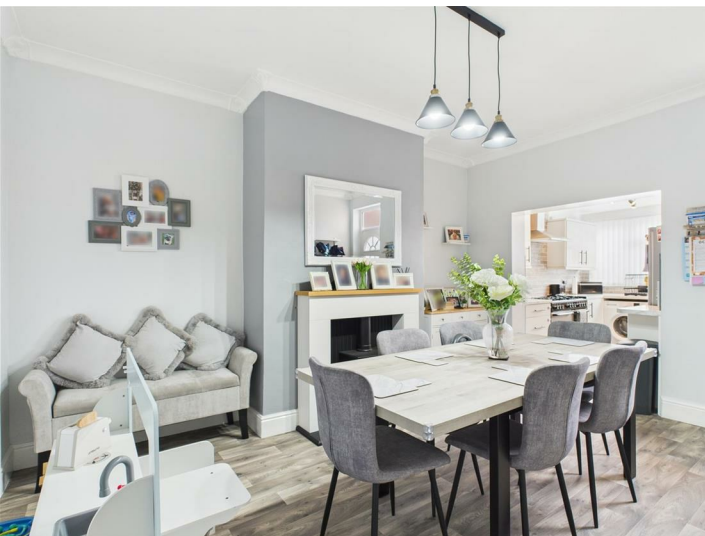
- SUPERBLY PRESENTED MODERN TWO BEDROOM TERRACE
- ADDITIONAL ATTIC ROOM
- OFF STREET PARKING AND WORKSHOP
- LIVING ROOM, DINING ROOM, MODERN KITCHEN AND BATHROOM
- FRONT AND REAR YARD
- EARLY VIEWING IS HIGHLY RECOMMENDED
- EPC D
- COUNCIL TAX A
- FREEHOLD

Situated in the popular town of Featherstone, this immaculate and superbly presented two-bedroom terraced property offers modern living in a well-connected area. Newly decorated throughout, this property appeals to a wealth of buyers given the stylish and homely ambience.

The property comprises of a cosy living room, contemporary kitchen/diner, two generous bedrooms, modern family bathroom and attic room, providing ample space for first time buyers and families alike.

Outside, there are yards at the front and rear, parking space and workshop – ideal for those looking for minimal upkeep.

Location is key and this property is close to local amenities such as shops, restaurants, well-regarded schools and transport links. Early viewing is highly recommended to avoid missing out on this stunning home.



Living Room
Composite front entrance door opens to the lounge. Having a UPVC double glazed window to the front elevation and central heating radiator. The focal point is the electric fire.

Kitchen/Dining Room
Fitted kitchen with ample cupboard and worktop space, double oven, gas hob, fridge/freezer, washing machine and stainless steel sink and tap. UPVC double glazed window and composite door to the rear. With gas central heating radiator and electric fire. Useful storage cupboard.

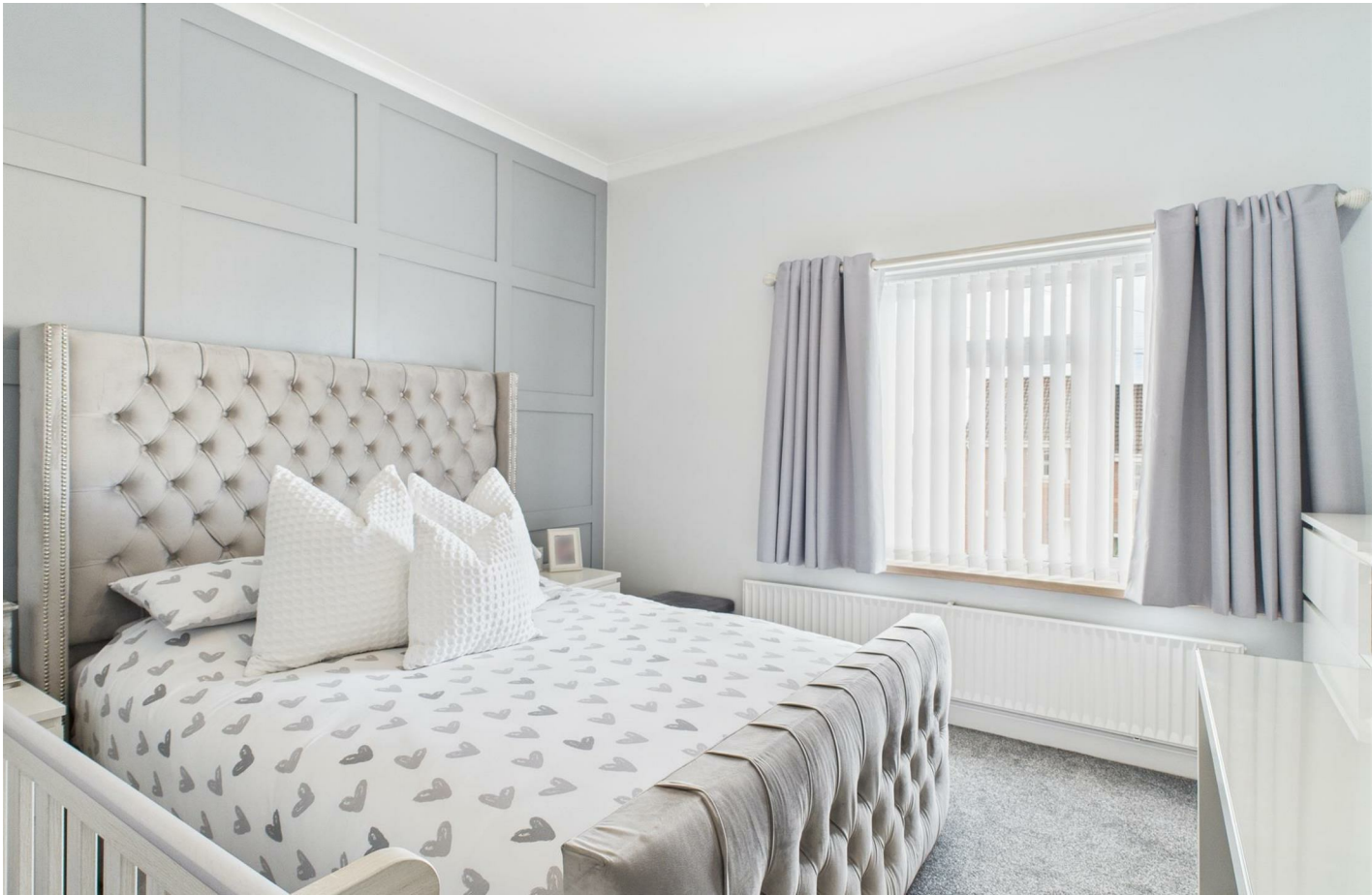
Bathroom
Newly fitted bathroom comprising of bath, basin, tap,

storage cupboards and shower cubicle. The boiler is located in the bathroom. With UPVC double glazed frosted window to the rear and gas central heating heated towel rail.

Bedroom
With UPVC double glazed window to the rear and gas central heating radiator. There is a useful storage cupboard.

Bedroom
With UPVC double glazed window to the rear and gas central heating radiator. There is a useful storage cupboard.

Attic Room
With gas central heating radiator and UPVC double glazed Velux style window.



Outside
The property has a yard to the front and rear, parking space and a further piece of land with a workshop.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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