



22 Lombard Avenue,
Netherton, DY2 9RW

Taylors

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*INCREDIBLY SPACIOUS &
THOUGHTFULLY EXTENDED,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Hall
- Sitting Room - 13' 1" x 10' 9" (3.98m x 3.27m)
- Further Reception Room - 10' 9" x 7' 5" (3.27m x 2.26m)
 - Kitchen - 14' 10" x 8' 1" (4.52m x 2.46m)
- Conservatory - 16' 6" x 7' 10" (5.03m x 2.39m)
- Shower Room - 11' 6" x 6' 7" (3.50m x 2.01m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 10' 2" x 9' 9" (3.10m x 2.97m)
 - Bedroom 2 - 10' 5" x 9' 10" (3.17m x 2.99m)
 - Bedroom 3 - 7' 2" x 7' 0" (2.18m x 2.13m)
 - House Bathroom - 7' 5" x 6' 10" (2.26m x 2.08m)
- measurements taken at widest available points
- OUTSIDE
 - Driveway
 - Garage
- Low Maintenance Rear Garden



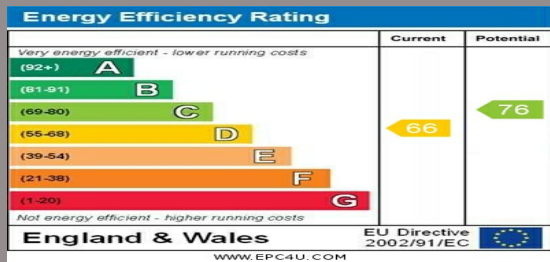
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This INCREDIBLY SPACIOUS & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY SITUATED within this POPULAR RESIDENTIAL LOCATION, which has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING & LOCAL AMENITIES close by and furthermore affords a GOOD SIZED & MOST APPEALING layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This LARGE PROPERTY is for sale with NO UPWARD CHAIN and together with being IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Reception Hall, Attractive Sitting Room, Rear Dining Room / Further Reception Room (Currently used as a 4th Bedroom), Extended Kitchen, Spacious Conservatory, Ground Floor Shower Room, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage & Low Maintenance Rear Garden. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).
BHS10234

MISREPRESENTATION ACT 1967

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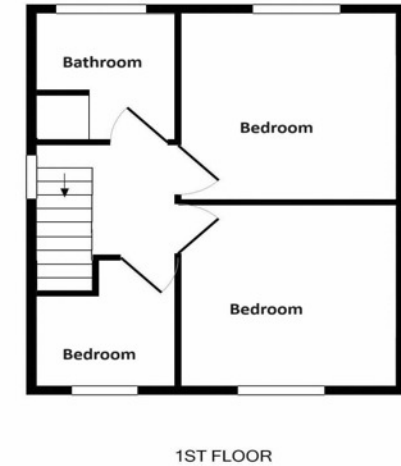
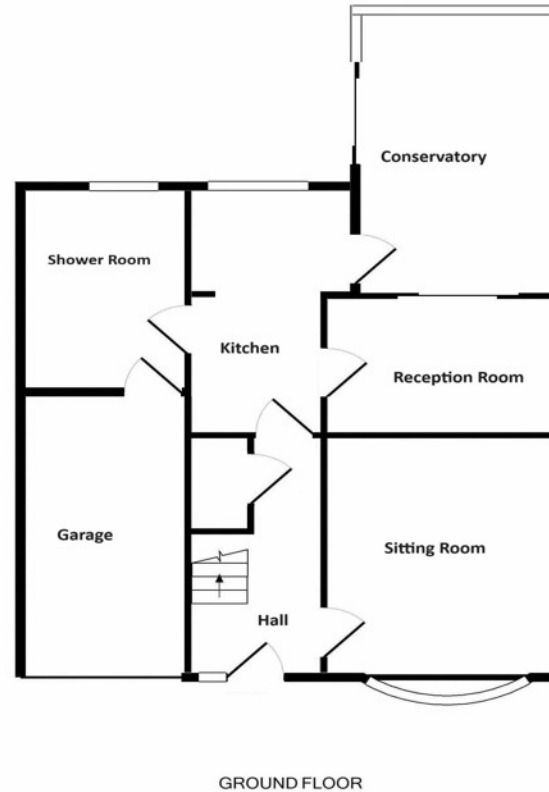
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