



**** CALLING ALL FIRST TIME BUYERS TO WITHYMOOR ****

This exceptional extended Semi detached has been truly well maintained by the current owners & is being offered with no upward chain. Bagnall Walk is ideal for those looking for spacious accommodation & a family home that is surrounded by superb amenities. In brief the property comprises; porch, entrance hall, lounge, kitchen/diner, utility & guest w.c. To the first floor are three well sized bedrooms & house bathroom. A peaceful garden to the rear along with off road parking to the front. Call today to arrange your viewing.



Approach

Tarmac drive with steps leading down to the property.

Porch

Door off to entrance hall, tiled flooring.

Entrance Hall

Door off to lounge, stairs rise to first floor.

Lounge

14'8" x 12'8" max (4.48 x 3.88 max)

Double glazed bay window to front, opening to kitchen/diner, under stair storage, central heated radiator.



Kitchen/Diner

19'3" x 15'6" (5.87 x 4.73)

Variety of wall and base units, Rangemaster style oven, sink and drainer, dishwasher, two skylights, double glazed window to rear, patio doors open into the garden, central heated radiator, door off to utility.

Utility

Wall and base units, plumbing for washing machine & tumble dryer, door to w.c & rear garden.



W.C

Wash hand basin, w.c, central heated radiator.

Landing

Doors off to all first floor accommodation, loft access.

Bedroom 1

11'10" x 8'8" (3.63 x 2.65)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

11'10" x 9'2" (3.62 x 2.81)

Double glazed window to rear, central heated radiator.

Bedroom 3

9'2" x 6'7" (2.80 x 2.03)

Double glazed window to front, central heated radiator.

Bathroom

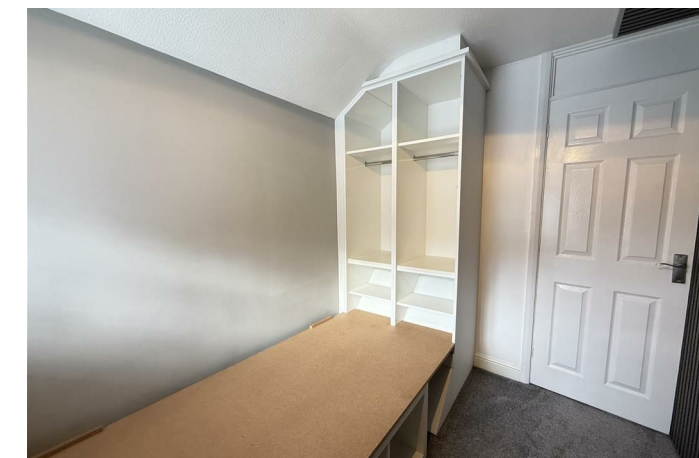
Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Garden

Peaceful garden with patio area, tidy lawn with further decked area to the rear, secure side access.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band B

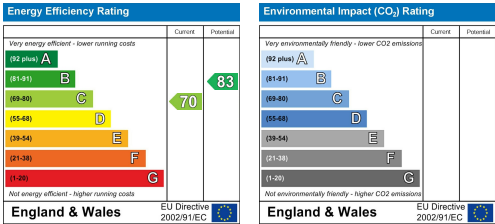
IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



21, BAGNALL WALK DY5 2SE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. They plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans valid to February 2024



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