

AP MORGAN



Cemetery Road, Lye

Offers in the region of £200,000

Features:

- Well-presented three bedroom semi-detached home
- Exciting opportunity for first time buyers and investors
- Spacious lounge
- Generously sized dining room
- Gas fireplaces in reception rooms
- Substantial kitchen/diner
- Significant garage
- Family bathroom
- Well maintained and sprawling, versatile rear garden
- Cellar space offering additional storage
- Off-street parking for multiple vehicles

Description:

Space, storage and parking sorted. This one earns its place on the shortlist.

Tucked away on Cemetery Road, this well presented three bedroom semi-detached home is an exciting opportunity whether you're stepping onto the ladder for the first time or adding to your portfolio. With space, character and practicality in equal measure, this one is worth seeing in person.

Step inside and you're greeted by a genuinely spacious lounge, complete with a gas fireplace that makes it the natural place to unwind on a winter evening. Through into the dining room, generously sized and bright, you'll find a second gas fireplace, ideal for those who love to entertain or simply want a proper sit-down dinner away from the kitchen.

Speaking of which, the kitchen/diner is substantial and ready for the next owner to put their own stamp on it, whether that's family breakfasts or hosting friends at the weekend. Outside, the garage is a significant addition, offering space for a car, a workshop, or simply somewhere to store the bikes and the bins. Below ground, the cellar adds a useful extra layer of storage that so many similar homes simply don't have.

Upstairs, three good sized bedrooms are served by a family bathroom, while outside the rear garden is well maintained



and sprawling, a genuinely versatile space for children, pets, or long summer evenings. Off-street parking for multiple vehicles completes the picture, something that's becoming harder and harder to find.

This is a home with room to grow into and the practical extras that make day to day life easier. Early interest is expected, so contact our team today to arrange your viewing.

Details:

Hall

Lounge 11'5" x 10'11" (3.48m x 3.33m)

Dining Room 12'10" x 11'11" (3.9m x 3.63m) Both Max

Kitchen/Diner 19'7" x 10'10" (5.97m x 3.3m) Both Max

Garage 21'11" x 9'9" (6.68m x 2.97m) Both Max

Landing

Bedroom One 12'7" x 11'10" (3.84m x 3.6m) Both Max

Bedroom Two 11'9" x 10'5" (3.58m x 3.18m) Both Max

Bedroom Three 11'2" x 7'4" (3.4m x 2.24m) Both Max

Bathroom 9'3" x 6'3" (2.82m x 1.9m) Both Max

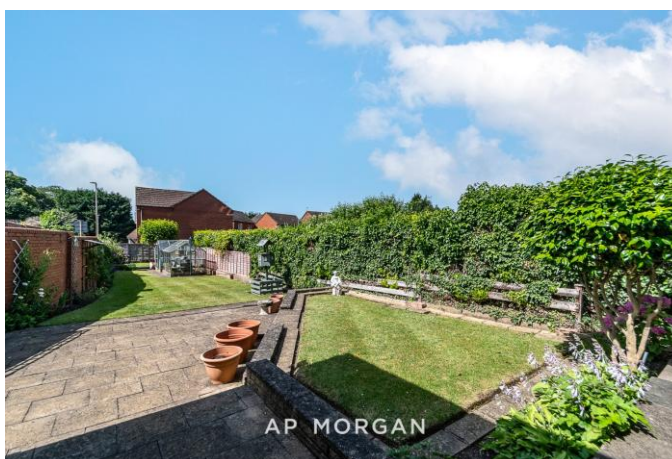
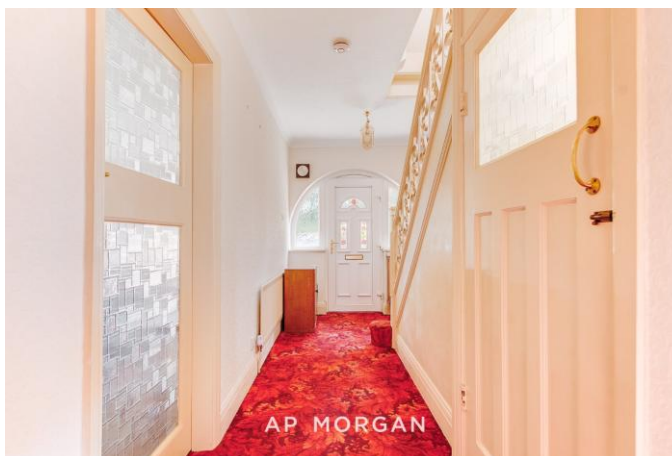
Cellar 24'7" x 12'1" (7.5m x 3.68m) Both Max

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

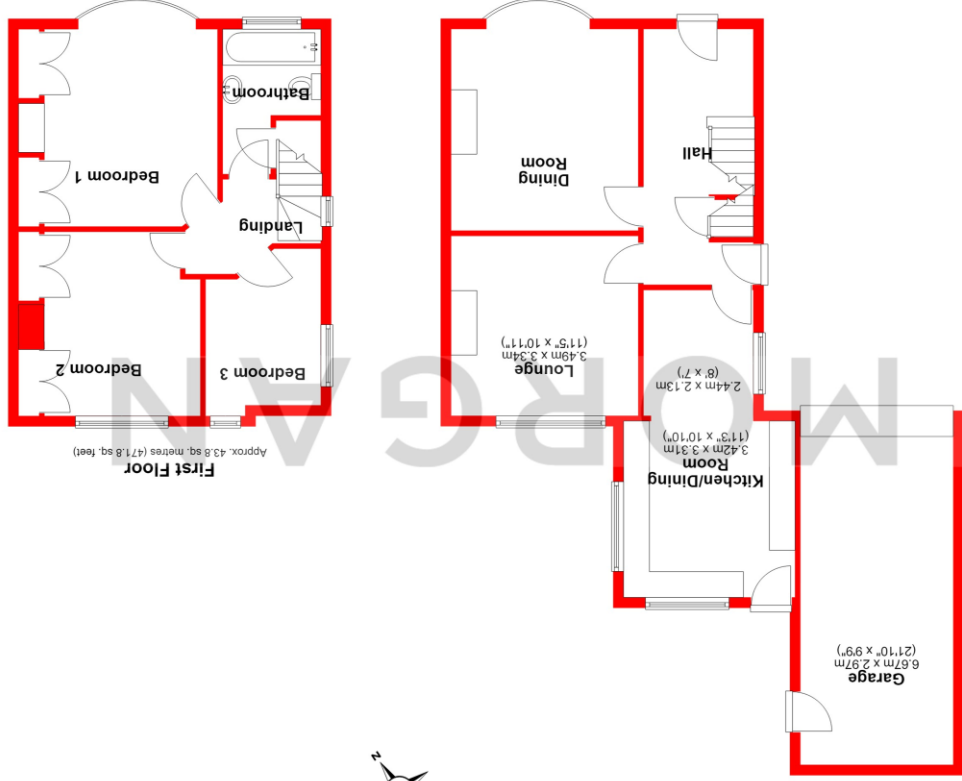
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and 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 issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 74.9 sq. metres (805.8 sq. feet)



Total area: approx. 154.6 sq. metres (1664.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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