

Peter David

Properties Ltd

Residential Sales and Lettings



Warley Grove,

£120,000





Situated in the ever-popular area of Warley Grove, this attractive three-bedroom through terrace offers a perfect blend of space, comfort, and convenience—ideal for families, first-time buyers, or those looking to upsize.

The property is thoughtfully arranged over three floors, providing generous living accommodation throughout. The welcoming lounge is bright and well-proportioned, creating a warm and inviting space for both relaxing and entertaining. The kitchen is practical and well laid out, offering ample room for cooking and dining.

Upstairs, the first floor hosts two good-sized bedrooms along with a conveniently located house bathroom. The second floor features a spacious third bedroom, ideal as a master suite, guest room, or home office.

Additional benefits include a useful cellar for storage, an enclosed rear patio—perfect for outdoor seating—and on-street parking to the front.

Located close to local amenities, schools, and transport links, the property is ideally positioned for everyday living while being part of a well-established and vibrant community.

- SPACIOUS THROUGH TERRACE
- THREE BEDROOMS
- THE PROPERTY IS SET OVER THREE FLOORS
- ON STREET PARKING OUTSIDE
- ENCLOSED PATIO TO THE REAR
- EPC BAND D
- COUNCIL TAX BAND A

Accommodation

Entrance porch

Lounge

14'2" x 14'0" (4.32 x 4.28)

Kitchen

7'0" x 10'11" (2.15 x 3.33)

Cellar

6'3" x 13'9" (1.91 x 4.20)

First floor

Bedroom one

9'3" x 14'1" (2.84 x 4.30)

Bedroom two

8'9" x 8'6" (2.68 x 2.6)

Bathroom

6'2" x 8'7" (1.89 x 2.64)

Second floor

Bedroom three

13'3" x 13'11" (4.04 x 4.26)

Directions

Please use postcode HX2 0AE for sat-nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



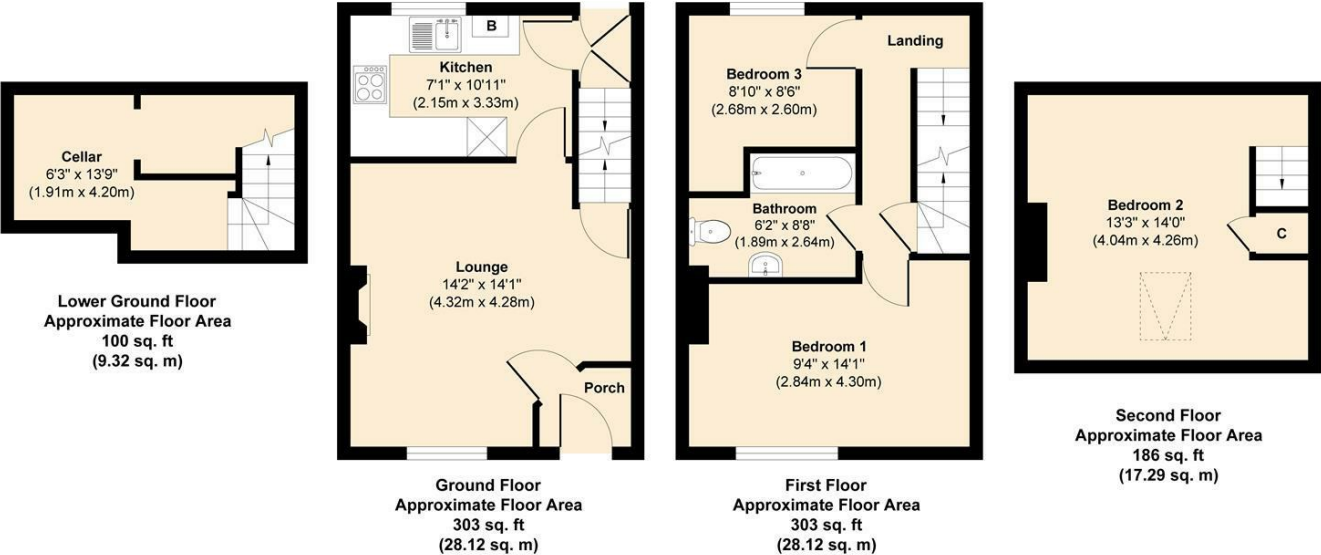
Hybrid Map



Terrain Map



Floor Plan

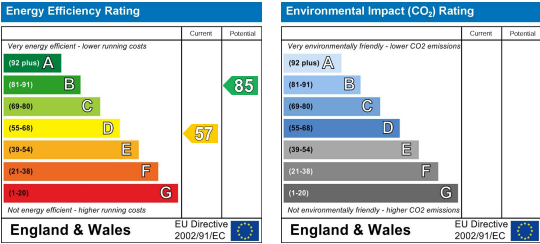


Approx. Gross Internal Floor Area 892 sq. ft / 82.85 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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