

MoveNow Properties



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FOR SALE

Moorside Crescent, Hall Green

WF4 3LH

2 Bedroom, Semi-Detached House

£170,000



Movenowproperties are delighted to offer this charming two-bedroom semi-detached property situated on a corner plot. Boasting gardens to the front and rear, a detached garage, and two double bedrooms along with two reception rooms and conservatory, this property is ideal for first time buyers or investors.

- Two spacious double bedrooms
- Semi-detached residence situated on a corner plot
- Spacious gardens both to the front and rear
- Features a detached garage and brick built outhouse
- Comprises two inviting reception rooms along with a conservatory
- Offered with the advantage of no onward chain

Entrance Hall:

Upon entry, you are greeted by a UPVC entrance door, leading to a hallway featuring a radiator, carpet flooring, and stairs to the first floor.

Living Room:

Measurements: 15' 0" x 11' 4" (4.57m x 3.45m)

The living room offers a cosy space with carpet flooring, a radiator, a double-glazed window overlooking the front, and an electric fire.



Dining Room:

Measurements: 12' 5" x 10' 2" (3.79m x 3.09m)

Adjacent to the living room, the dining area features wood-effect laminate flooring, a radiator, patio doors leading to the conservatory, and a gas fire.



Conservatory:**Measurements: 11' 0" x 7' 10" (3.35m x 2.40m)**

The conservatory boasts double-glazed windows to the side and rear, with an external door leading to the enclosed rear garden.

**Kitchen:****Measurements: 10' 8" x 5' 6" (3.24m x 1.68m)**

The kitchen is equipped with tile-effect flooring, wall and base units, a sink with drainer and mixer tap, plumbing for a washing machine, an electric oven with a four-ring hob cooker and hood above, a radiator, a double-glazed window overlooking the side, and a UPVC external door to the rear.

**Stairs and Landing:**

Carpeted stairs lead to the first floor, where you'll find a landing and a double-glazed window overlooking the side.

Bedroom One:**Measurements: 13' 9" x 11' 3" (4.20m x 3.44m)**

A spacious double bedroom featuring carpet flooring, a radiator, a double-glazed window overlooking the front, and a storage cupboard.



Bedroom Two:**Measurements: 10' 10" x 10' 1" (3.29m x 3.07m)**

Another double bedroom with carpet flooring, a radiator, a double-glazed window overlooking the rear, and a useful storage cupboard.

**Shower Room:****Measurements: 7' 4" x 5' 6" (2.24m x 1.67m)**

The property benefits from a shower room comprising a corner shower, pedestal wash basin, low flush WC, two frosted double-glazed windows overlooking the rear and side, a chrome towel heater, and partial tiling on the walls.

**Outside:**

The property boasts a large front garden with a lawn and wall boundaries.

The enclosed rear garden features a patio and lawn, well-established shrubs, and fenced boundaries. Additionally, there is a brick-built shed for useful outdoor storage, equipped with lighting, an outside water tap, and a double-glazed window to the side.



Garage:**Measurements: 15' 9" x 9' 4" (4.80m x 2.84m)**

Completing the property is a garage with power and lighting, featuring a manual up-and-over door.

**Broadband connection**

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Private drive offer off road parking and detached garage.

Council Tax

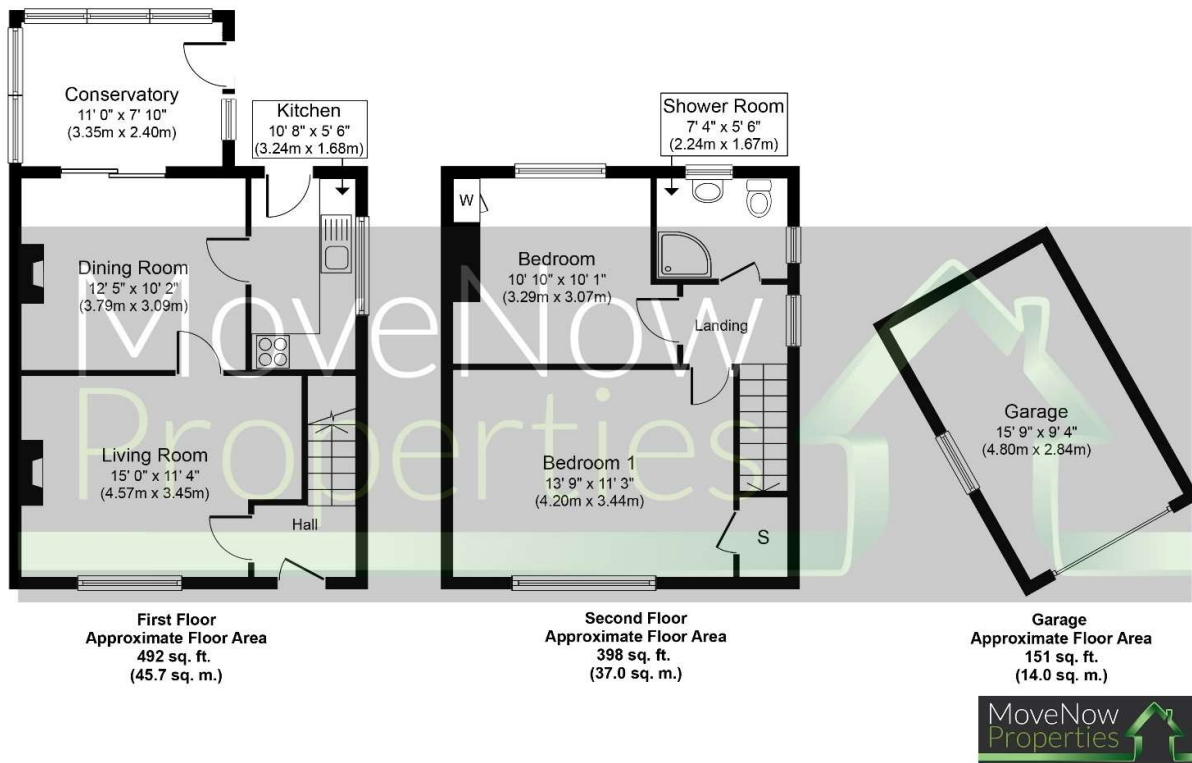
Band A

Tenure

Freehold

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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