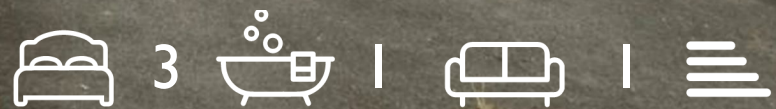




HUNTERS[®]
HERE TO GET *you* THERE



Lake Street, Lower Gornal

Offers In The Region Of £240,000



We are pleased to present this well-maintained three-bedroom semi-detached house, offered for sale in good condition and perfectly positioned to take advantage of an array of local amenities, reputable schools, and convenient public transport links. This property appeals to both families and first-time buyers seeking comfortable modern living in a desirable neighbourhood.

Upon entry, you are greeted by a spacious reception room, providing the ideal environment for relaxation and entertaining guests, which benefits from direct access to the garden—a delightful space for outdoor dining or children’s play. The adjoining kitchen features ample dining space, allowing for family meals and social gatherings in a practical and welcoming setting.

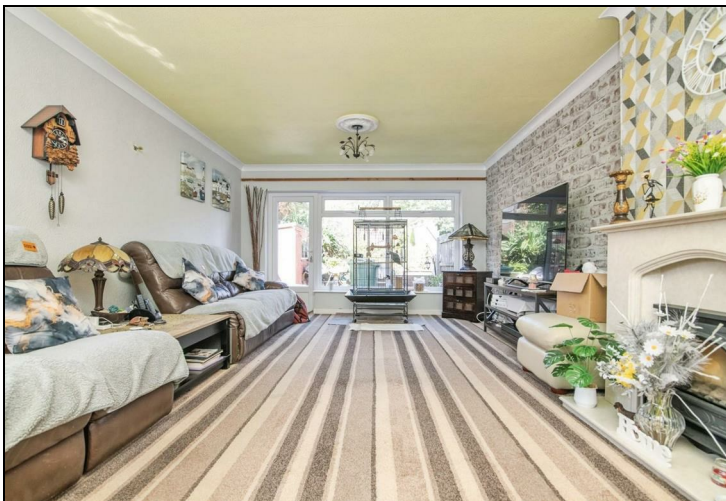
The upstairs accommodation comprises two generously proportioned double bedrooms, each offering excellent space for furnishings and storage, alongside a well-sized single bedroom, perfectly suited for a child’s room or a dedicated study.

Additional highlights of this attractive home include private parking and a single garage, providing secure storage space and convenience for commuters or those with multiple vehicles. The property’s proximity to parks adds a further benefit, ensuring easy access to green spaces for leisure and recreation.

With its appealing blend of comfort, functionality, and a sought-after location, this property provides an outstanding opportunity for purchasers seeking a move-in-ready home in an established community. Early viewing is highly recommended to truly appreciate all that this charming home has to offer.

KEY FEATURES

- SEMI-DETACHED SPACIOUS HOME
- WELCOMING ENTRANCE HALL
 - KITCHEN / DINER
- THREE SPACIOUS BEDROOMS
 - DOWNSTAIRS WC
- OFF ROAD PARKING
 - GARAGE
- LOCAL AMENITIES & TRANSPORT LINKS

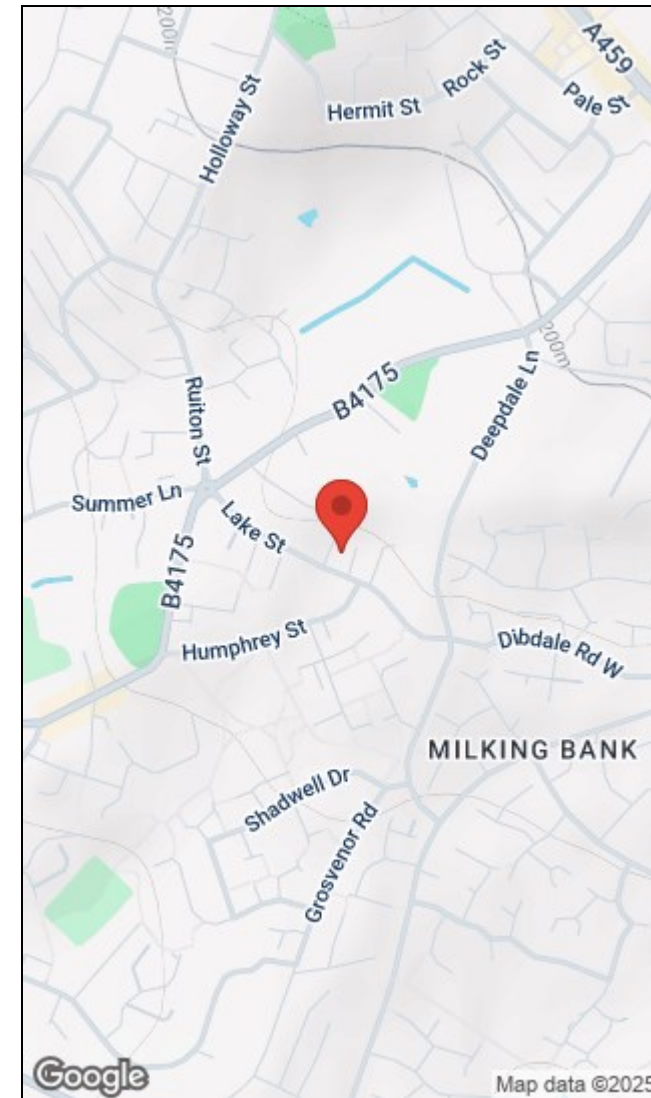








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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