



## 129 Lunar Drive, Netherton, L30 7PN

£205,000

Welcome to this charming three-bedroom semi-detached house on Lunar Drive, Netherton! This property is perfect for a range of buyers, whether you're a first-time buyer looking to step onto the property ladder or a family seeking a new home.

Situated in an excellent location near the M57/M58 motorway network, this home offers convenience for commuters and easy access to nearby amenities. The property boasts a garage, providing secure parking or extra storage space.

Set out across two floors, the accommodation briefly comprises; porch, living room with feature fireplace & open aspect through to the dining room. This is a great space for entertaining or eating as a family and benefits from patio doors to the rear garden. Completing the ground floor layout is a kitchen with ample storage and a range of appliances, including oven and hob. To the first floor there are three bedrooms, a shower room and a separate w.c. Outside there is a block paved driveway leading to a garage and side access to the well-maintained rear garden, with laid to lawn, borders for planting, patio area and decked area. The property further benefits from double glazing and gas central heating.

The absence of an onward chain means you can move into your new home smoothly and quickly.

Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!



## Porch

double glazed windows and door

## Living room

15'3" x 12'0" (4.65 x 3.66)

feature fireplace with gas fire, understairs cupboard, double glazed window, opening to:

## Dining area

7'11" x 8'11" (2.41 x 2.72)

radiator, double glazed patio door to rear garden

## Kitchen

7'11" x 10'2" (2.41 x 3.10)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, gas hob, electric oven, plumbing for washing machine, midway tiling, double glazed window and double glazed door to rear garden

## First floor landing

access to loft, double glazed window

## Front bedroom 1

11'1" x 11'0" (3.38 x 3.35 (3.39 x 3.36))

radiator, double glazed window

## Rear bedroom 2

11'3" x 11'1" (3.43 x 3.38)

radiator, double glazed window

## Front bedroom 3

9'1" x 8'4" (2.77 x 2.54)

radiator, double glazed window

## Shower room

shower cubicle with mixer shower, was hand basin with vanity unit, part tiled walls, storage cupboard, radiator, double glazed window

## Separate w.c.

low level w.c, part tiled walls, double glazed window

## Outside

block paved driveway with parking for cars leading to garage, borders for planting, side access to the attractive rear garden with lawn, borders for planting, patio area and decked area

## Garage

17'1" x 8'4" (5.21 x 2.54)

light and power, up and over door to front

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.  
Notes: floor plans have been made to illustrate the layout of the Property. Measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for the future.  
Made with Housify Planner



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

