



Dale Drive Hayes UB4 8AU

A well presented Nash Built semi det house benefiting from both a full length side & full length rear extension and offering flexible accommodation, currently arranged as a spacious 4 bedroom, 2 bathroom family homes , the property has the potential being presented as 3 bed family home with self contained private side annex. Current accommodation comprises ground floor : entrance hall, ground floor bedroom with separate living room & spacious shower room, living room, dining room & re fitted extended kitchen,the first floor benefits from a further 3 bedrooms & family bathroom. Externally there's parking for 3 cars via own driveway & a large rear garden with raised patio area ideal for entertaining ...
VIEWING IS HIGHLY ADVISED

Accommodation

an extended Nash Built
semi det house

full length rear & side
extensions

4 bedrooms

2 bathrooms

2 reception rooms

re fitted extended kitchen

family bathroom

off street parking for 3 cars

Ground Floor

entrance hall - fitted carpet, radiator, staircase to first floor with storage cupboard under

additional living room / bedroom 5 - 10' 2" x 6' 1" (3.12m x 1.86m) front aspect double glazed window, radiator & fitted carpet

reverse view -

ground floor shower room - 9' 8" x 2' 3" (2.95m x 0.7m) walk in shower cubicle, wall mounted wash hand basin with mixer tap, low level wc, tiled walls, vinyl flooring, skylight, extractor fan & heated towel rail

reverse view -

bedroom 4 - 10' 7" x 6' 1" (3.25m x 1.86m) rear aspect double glazed window & door leading to rear garden, radiator & fitted carpet

reverse view -

living room - 11' 2" x 10' 7" (3.42m x 3.23m) front aspect double glazed window, radiator & fitted carpet

reverse view -

dining room - 17' 1" x 9' 8" (5.21m x 2.95m) radiator, fitted carpet, built in storage cupboard & double doors leading to kitchen

reverse view -

kitchen - 16' 3" x 8' 6" (4.97m x 2.6m) range of eye & base level units, one & half bowl sink unit with mixer tap, built in oven & hob with extractor hood over, space & plumbing for washing machine & tumble dryer, space for fridge & freezer, vinyl flooring, inset lighting, rear aspect double glazed window & door leading to rear garden

reverse view -

additional view -

first floor landing - fitted carper, access to loft & side aspect frosted double glazed window



bedroom 1 - 10' 7" x 9' 11" (3.24m x 3.03m) front aspect double glazed window, radiator, fitted carpet & built in storage cupboard

reverse view -

bedroom 2 - 10' 5" x 9' 8" (3.2m x 2.96m) rear aspect double glazed window, radiator, fitted carpet & built in storage cupboard

reverse view -

bedroom 3 - 7' 4" x 6' 3" (2.24m x 1.92m) front aspect double glazed window, radiator & fitted carpet

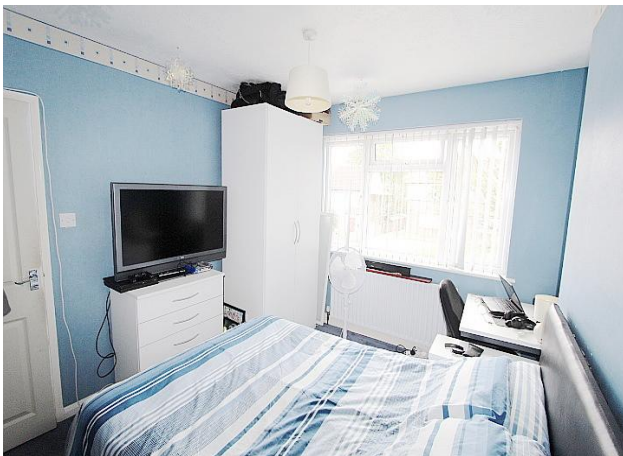
bathroom - walk in shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, vinyl flooring, heated towel rail, inset lighting, extractor fan, built in storage cupboard, heated towel rail & rear aspect frosted double glazed window

reverse view -

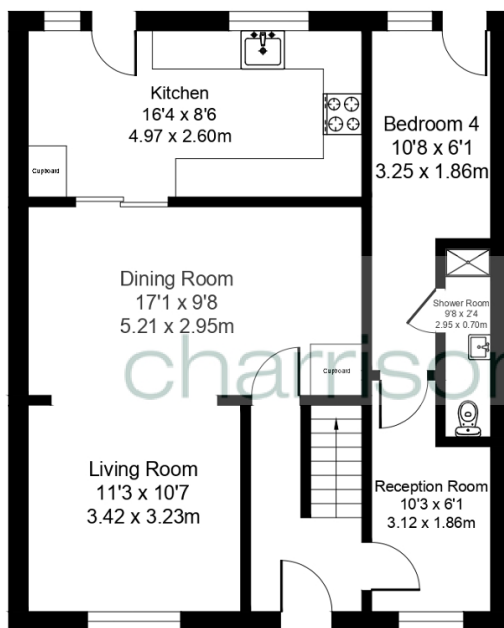
rear garden - off street parking to the front for 3 cars, good size rear garden, laid to lawn with raised artificial grassed patio, external tap & light, timber shed & metal shed

reverse view -

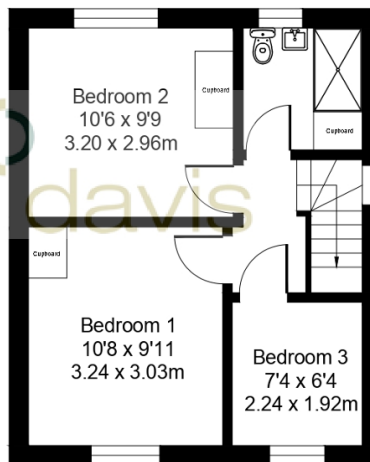




Ground Floor
Approx. 65.5 sq meters (705.66 sq feet)



First Floor
Approx. 34.0 sq meters (366.19 sq feet)



Total Area Approx. 99.5 sq meters (1071.85 sq feet)

