

## 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

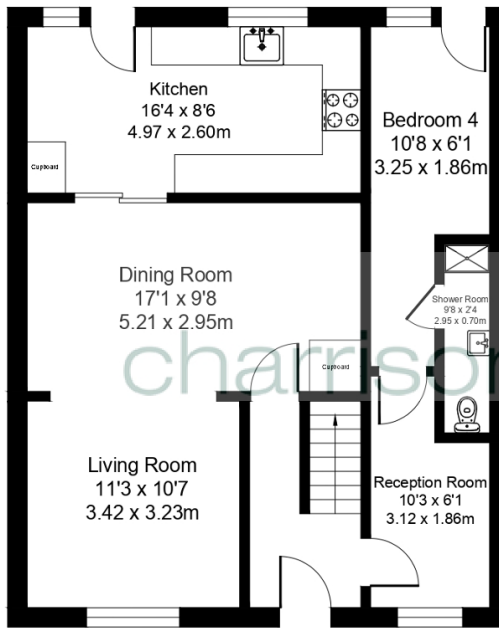
**reverse view** -



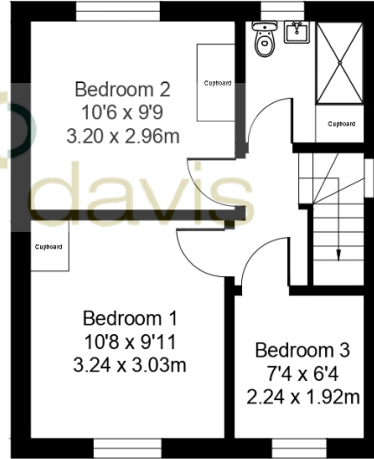




**Ground Floor**  
Approx. 65.5 sq meters (705.66 sq feet)



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



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

