

MARSH & MARSH PROPERTIES

11 Queen Victoria Crescent, Northowram, HX3 7JG

£250,000



****Attention all young/growing families, first time buyers or someone downsizing****
Set in this much sought after and convenient location, within a cul-d-sac is this three bedroom, extended semi-detached family home. Ideally this would suite a young or growing family home as highly regarded local schools are within walking distance along with major bus routes. Access to the M62 is also just a ten minute drive away making this a desirable property for any professional couple who need to commute to either Leeds or Manchester. An early viewing is strongly advised to avoid any disappointment. In brief comprises of; Entrance Hall, Lounge, dining room, kitchen and a sunroom which are all to the ground floor. To the first floor are three bedrooms and a bathroom with a separate W/C. Externally you will find a lawn garden to the front and an enclosed garden to the rear. There is a driveway and detached garage.

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ENTRANCE HALL



A spacious entrance hall with laminate flooring, under the stair storage cupboard, radiator and is accessed via a UPVC double glazed door.

LIVING ROOM 3.5 x 4.5m (11'7 x 14'9)



Centre stage along with the UPVC window is an impressive fireplace, which is an electric fire that is nestled neatly within a resin stone effect fire surround. There is a radiator and bi-folding doors open out to the dining room.

DINING ROOM 3.1 x 2.7m (10'2 x 8'10)

A useful serving hatch from the kitchen, radiator and aluminium patio doors lead out to the rear garden.



KITCHEN 2.5 x 3.7m (8'2 x 12'1)



A wide range of wall and base units provide ample storage space for this size of property. The one and a half bowl stainless steel sink is complimented by the splash back tiling. There is built-in double electric oven and a gas hob with a stainless steel cooker hood. Space and plumbing for a washing machine, under the stair storage cupboard, radiator, and a side UPVC door.

SUNROOM 2.2 x 1.8m (7'0 x 5'10)

Laminate floor, wall cupboard which houses the combination boiler and rear UPVC patio doors.

LANDING

The stairs lead up from the entrance hall. Loft access and a UPVC window.

BEDROOM ONE 3.5 x 3.2m (11'7 x 10'7)



A double room with a radiator and a UPVC window.

BEDROOM TWO 3.5 x 3.0m (11'7 x 9'10)



A double room with a radiator and a UPVC window.

BEDROOM THREE 2.1 x 3.0m (6'9 x 9'10)

With a radiator and a UPVC window.

BATHROOM



A modern two piece white suite comprises of a bath with a power shower above and a glass shower screen and a pedestal sink. The walls and floor are fully tiled, chrome towel radiator, ceiling spotlights and a UPVC window.



W/C



A separate toilet with a low flush toilet, walls and floor are tiled and a UPVC window.

EXTERNAL



To the front of the property there is a lawn garden with mature bushes and shrubs. The three vehicle driveway leads down the side of the house and to the detached garage. There is an enclosed garden

with both lawn and patio areas at the rear of the house.



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APPROX GROSS INTERNAL FLOOR AREA: 81 sq. m / 876 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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