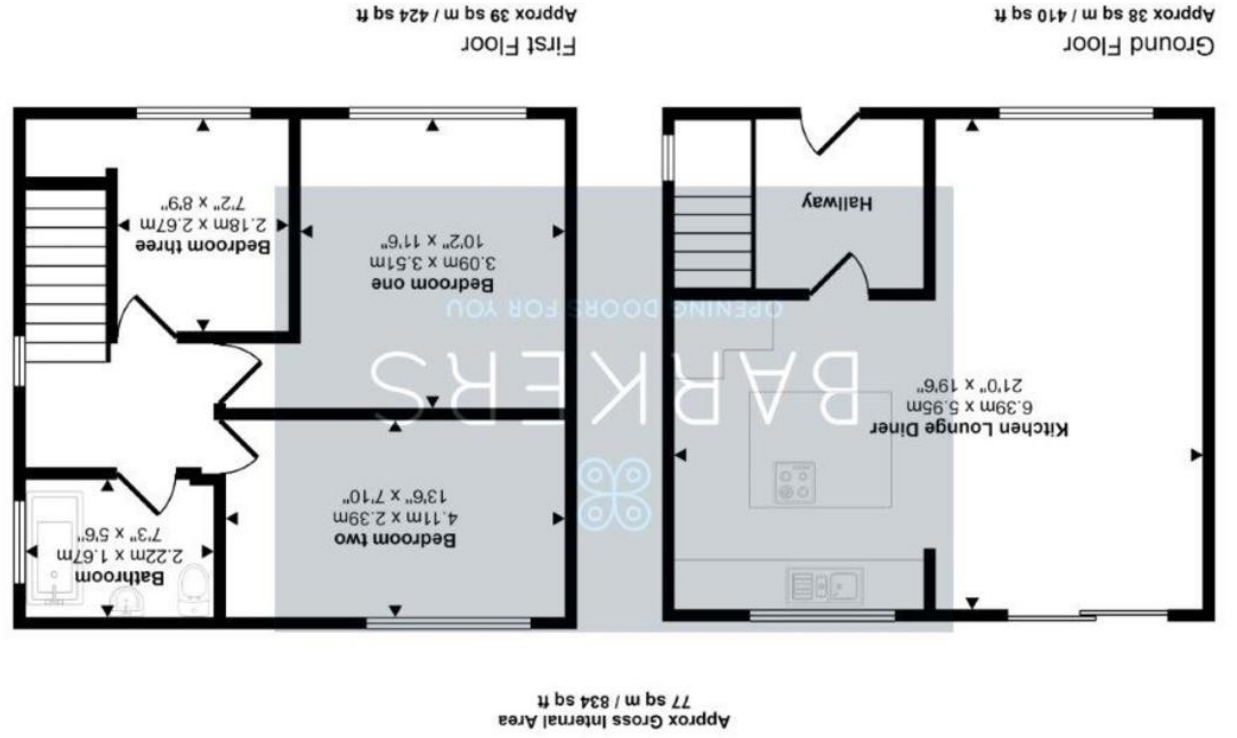


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

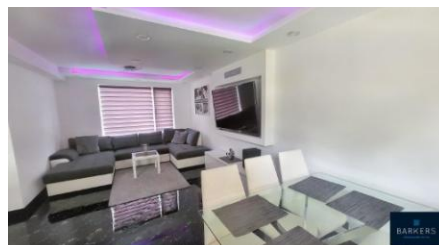


BARKERS
OPENING DOORS FOR YOU



39 First Avenue
Liversedge, WF15 8JE
Asking Price Of £172,500

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINER/LOUNGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN TO REAR WITH LAWNED AREAS
- DRIVEWAY TO FRONT WITH PARKING
- SOUGHT AFTER AREA



Full Description

We are delighted to offer For Sale this Three Bedroom Semi Detached property, which has a modern design throughout and decorated in neutral colours, with gas central heating and uPVC double glazing. Situated in the popular area of Liversedge and being convenient for all local amenities, including good local schools and easy access to the transport networks, the property briefly comprises; Hallway, modern and spacious open-plan Kitchen/Dining/Lounge with feature lighting. Off the first floor landing are three good sized bedrooms and stylish house bathroom. Outside the property benefits from a block paved driveway to the front, providing ample parking and a spacious garden to rear, with patio area and lawned areas, featuring an artificial lawn also. Viewing Recommend to Appreciate.

HALL

Tiled floor, tiled stairs to first floor. Door to open-plan kitchen/lounge.

OPEN PLAN KITCHEN/DINER/LOUNGE

20' 11" x 19' 6" (6.39m x 5.95m)

KITCHEN

Fitted with a range of wall and base units, with Quartz worktops, featuring and island unit, inset sink with rinsing tap, pop up electric part Induction hob with chimney extractor over, electric built-in oven, space for fridge freezer, built-in microwave and tiled floor.

LOUNGE

Tiled floor, built-in feature LED light, sliding patio door leadings out to the garden.

FIRST FLOOR LANDING

LED spotlights, doors to three bedrooms and bathroom.

BATHROOM

7' 3" x 5' 5" (2.22m x 1.67m)

Modern three piece white suite comprising of WC, basin in vanity unit, bath with shower over featuring a rainwater shower head. Heated chrome towel rail. Tiled walls and tiled floor.

BEDROOM ONE

10' 1" x 11' 6" (3.09m x 3.51m)

Double room with wardrobes to one wall. Laminate floor.

BEDROOM TWO

13' 5" x 7' 10" (4.11m x 2.39m)

Spotlights and a loft access point (part boarded and insulated).

BEDROOM THREE

7' 1" x 8' 9" (2.18m x 2.67m)

Good sized room with laminate floor and walk-in storage area.



OUTSIDE

The property benefits from a driveway to the front, providing private parking. To the rear there is a spacious garden, having a patio area, with lawned area and artificial lawned area.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road A58 and continue for approx 1.5 m and turn left onto Hunsworth Lane B6121 and turn left onto Bradford Road A638. Continue and turn right onto Parkside A643 and then left onto Hightown Road and then right onto Halifax Road A649. Take a left turning onto First Avenue and the property be identified by our For Sale board.

