

# MARSH & MARSH PROPERTIES

50 Gleanings Drive, Norton Tower, Halifax, HX2 0PA

£160,000



**\*\*ATTENTION ALL YOUNG COUPLES/FAMILIES, ANYONE DOWNSIZING OR A PROFESSIONAL COUPLE\*\*** This two double bedroom semi-detached is a little gem of a property that is presented to a lovely standard throughout. Therefore, is ready to just move straight in with little or no hassle. Set within this popular location which is convenient to all local amenities including schools and supermarkets. In brief comprises of; Entrance Hall, lounge, dining room and a kitchen are all to the ground floor. Two double bedrooms and the bathroom are to the first floor along with access to the loft space which could be developed into further living accommodation if needed. Externally there is a driveway to the front and side of the house which leads to a detached garage at the rear where there is a spacious and enclosed decked garden.

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## ENTRANCE HALL



Accessed via a UPVC stained glass door with a useful storage cupboard, UPVC window and Karndean flooring which runs through to the lounge.

## LIVING ROOM 3.5 x 7.0m (11'7 x 22'11) (Size includes dining area)



A modern electric fire is set on a modern marble fireplace and takes centre stage of this room. There is a radiator, under the stair storage cupboard, UPVC window and Karndean flooring continues through to the open plan dining area.

## DINING AREA



Open plan with the lounge, radiator, Karndean flooring and UPVC French doors which open out to the rear garden.

## KITCHEN 2.4 x 2.8m (7'10 x 9'0)



A wide range of floor and base units provide ample storage space and incorporate a one and a half bowl stainless steel sink with a chrome mixer tap and marble effect splash back to match the



worktops. There is a space and plumbing for a washing machine, an integrated dishwasher along with a built in-double oven and an induction hob with a cooker extractor fan above.

### LANDING

The stairs lead up from the entrance hall where the loft can be accessed via a pull down ladder. UPVC window to the side elevation.

### BEDROOM ONE 4.5 x 4.1m (14'9 x 13'5)



A good size double room with large, fitted wardrobes that have three sliding mirrored doors. Karndeian flooring, radiator, storage cupboard that houses the boiler and a UPVC window complete this room.



### BEDROOM TWO 2.7 x 3.5m (8'8 x 11'5)



A double room with Karndeian flooring, open shelving and hanging rails, radiator and a UPVC window.

### BATHROOM



This is a modern white three piece suite that is tastefully finished off to a high spec with laminate wall panels and Karndean flooring, and a designer chrome towel radiator. The suite comprises of a p-shaped bathtub with a chrome mixer tap, power shower above with a glass shower screen. An extractor fan and a UPVC window complete this room.

#### **LOFT 2.8 x 3.5m (9'0 x 11'5)**

Accessed via a wooden pull down ladder is the useful space which is mainly boarded with lighting for storage. This space could be developed into further living space if needed.

#### **EXTERNAL**



To the front there is a driveway for two vehicles which leads down the side of the property to the garage at the rear. The rear garden is a completely decked area which catches the sun from the afternoon onwards.

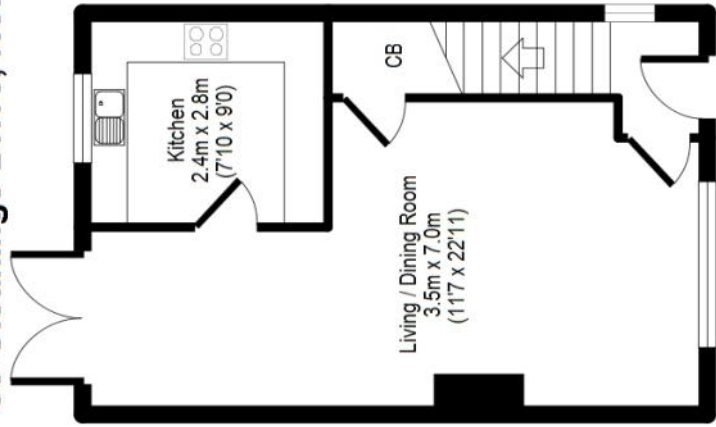
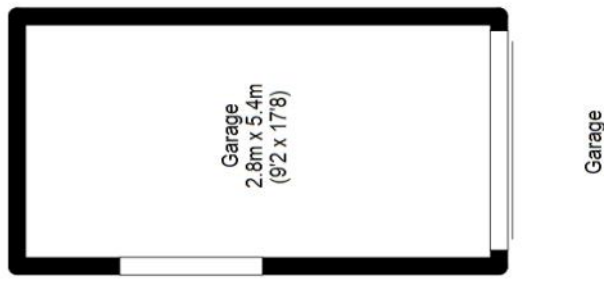
#### **GARAGE 2.8 x 5.4m (9'2 x 11'8)**

A detached garage with an up/over door power and lighting.

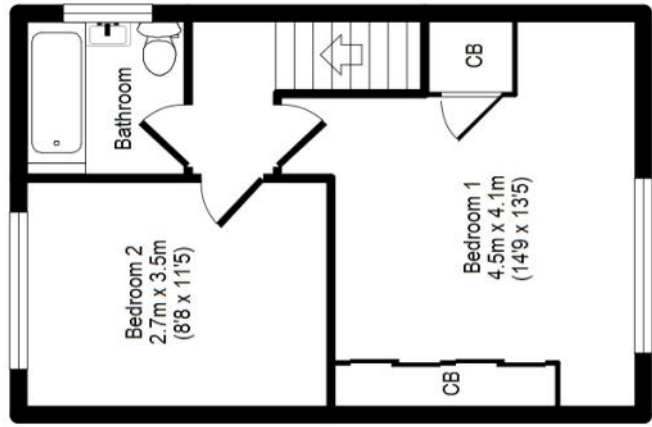


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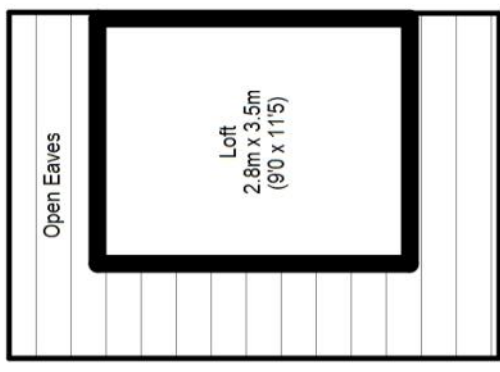
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Ground Floor



First Floor



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