

MARSH & MARSH PROPERTIES

21 Coley View, Northowram, HX3 7EB

£250,000



****ATTENTION TO ALL FAMILIES, YOUNG OR PROFESSIONAL COUPLES**** Here we have for sale a beautiful three bedroom semi-detached family home which is set within a quiet cul-d-sac in this much sought after and convenient location. With highly regarded schools only a short walk away, amenities near by and easy access to the m62 corridor, this property offers itself to a wide variety of prospective buyers. An early viewing comes strongly advised to avoid any disappointment because this property is extremely competitively priced to create early interest. In brief comprises of; Entrance Hall, lounge, dining room and a kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. Externally there are impressive and low maintenance gardens to the front and rear along with a driveway to the side which leads to a detached garage at the rear of the house.

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ENTRANCE HALL



This is a spacious hallway with ample natural light and an open staircase. Accessed via double glazed composite door this hall has a wood effect flooring, designer radiator, smoke alarm and a side elevation UPVC window.

LIVING ROOM 3.5 x 4.0m (11'7 x 12'11)



Nestled within a marble fireplace with a wooden surround is a coal effect, living flame gas fire which takes centre stage of this room. A large archway opens the room to the dining room to give a modern day open plan living space. A radiator and a UPVC window complete the room.

DINING ROOM 3.1 x 3.5m (10'2 x 11'7)



A spacious room with a radiator and a UPVC window with a pleasant outlook across the garden.

KITCHEN 2.5 x 3.5m (8'2 x 11'7)

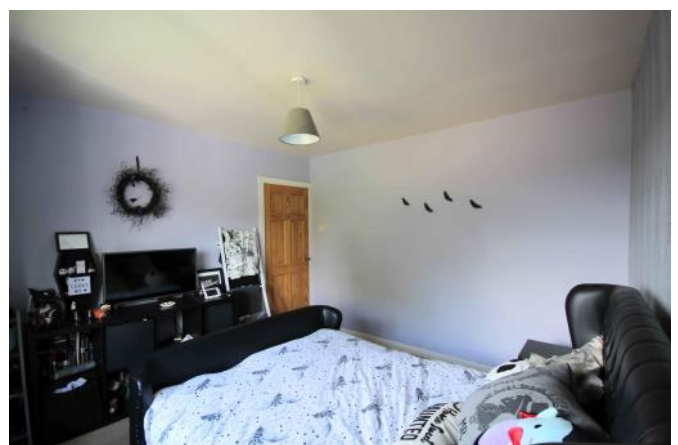
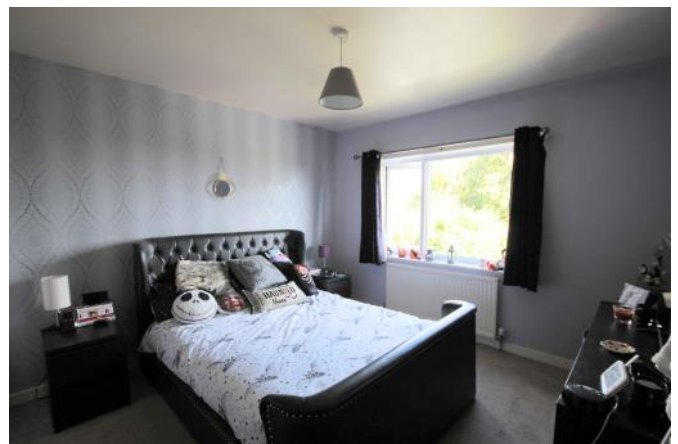


A range of wall and base units incorporate a stainless steel sink with a chrome mixer tap and splash back tiles. There is a built-in electric oven and a gas hob with a cooker hood along with space and plumbing for a washing machine. Completing the room there is a useful under the stair storage cupboard, rear UPVC window and a side composite entrance door.

LANDING

The staircase leads up from the entrance hall, loft access and a UPVC window.

BEDROOM ONE 3.4 x 4.0m (11'1 x 12'11)



A double room with a radiator and a UPVC window.

BEDROOM TWO 3.4 x 3.5m (11'1 x 11'7)



A double room with a radiator and a UPVC window with far reaching views.

BEDROOM THREE 2.0 x 3.0m (6'8 x 9'10)



A single room with a radiator and a UPVC window.

BATHROOM



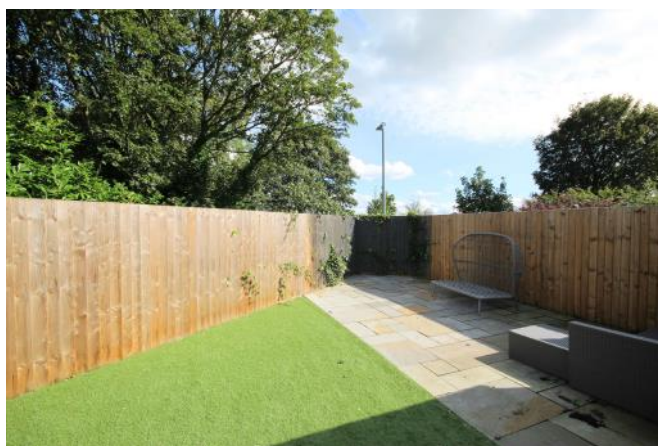
Finished off with tasteful wall tiles is this modern white three piece suite which comprises of a double ended bathtub with a chrome waterfall mixer tap, pedestal sink and a low flush toilet. The boiler is situated amongst the shelves and storage.

Completing this room is a chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.

EXTERNAL



The front garden is a low maintenance pebbled garden, and the rear is a wonderful, enclosed child friendly garden which has high quality artificial turf and patio areas. There is a driveway to the side which leads to the detached garage at the rear.



GARAGE 5.9 x 2.8m (19'4 x 9'1)

A detached garage which is larger than your average and has power, light, and an up/over garage door along with a single glazed window.



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Ground Floor

First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

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