

MARSH & MARSH PROPERTIES

5 Margate Street, Sowerby Bridge, HX6 1DZ

£140,000



****ATTENTION ALL YOUNG/PROFESSIONAL COUPLES, BUY-TO-LET INVESTORS OR ANY FIRST TIME BUYERS**** Situated in this highly sought after and convenient location is this delightful and well-presented **THREE DOUBLE BEDROOM** back-to-back mid-terrace. This is a deceptively spacious property which is set over four levels to provide comfortable living space. Local schools are close by, as are all local amenities of Sowerby Bridge which includes a railway station just a short walk away and relatively easy access to the M62 motorway. In brief comprises of; Entrance Hall and a lounge to the ground floor. The kitchen has been opened up to form a larger dining kitchen to the lower level. The master bedroom and house bathroom are to the first floor and two double bedrooms are to the second level. Externally there is a yard to the front along with a secret seating area.

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ENTRANCE HALL

A spacious entrance hallway boasts an open staircase, high ceilings with the original coving and ceiling rose. Completing this hallway is a laminate floor and a UPVC door with a UPVC transom window to provide ample natural light.

LIVING ROOM 4.4 x 4.5m (14'7 x 14'9)



Centre stage of the lounge is a modern coal effect electric fire which sits on a black marble fireplace with a wooden surround. The high ceiling continues from the entrance hall and again boast the original coving and ceiling rose. There is also a radiator and a large UPVC window.

DINING KITCHEN 6.2 x 4.5m (20'6 x 14'9)



To the lower level is this wonderful dining kitchen formerly two separate rooms, which could double up as a living space. The kitchen has a range of wall and base units and incorporate a stainless steel sink with a chrome mixer tap and stylish, white brick bond splash back tiling. There is a built-in electric oven and a halogen hob with a modern stainless steel and glass cooker hood. Completing the kitchen there is a space and plumbing for a washing machine. To the dining area there is an impressive, feature fireplace with exposed stonework. Laminate floor, radiator, two UPVC windows and a UPVC door with a UPVC transom window.



FIRST FLOOR LANDING

An open staircase leads up from the entrance hall and a second staircase leads to the next level.

MASTER BEDROOM 3.2 x 3.8m (10'4 x 12'3)



A double room with modern built-in wardrobes to both alcoves, useful under the stair storage space, radiator and a UPVC window.



Finished off with white brick bond wall tiles, is this modern four piece suite which comprises of a bathtub with a chrome mixer tap, glass shower cubicle with a handheld and rainfall power shower, pedestal sink and a low flush toilet. To complete this room is a chrome towel radiator, extractor fan and a UPVC window.

SECOND FLOOR LANDING

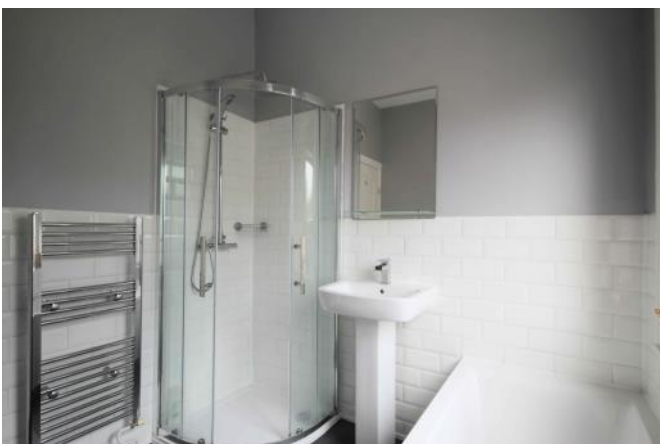
A spacious area provides access to two further double bedrooms.

BEDROOM TWO 2.6 x 4.5m (8'6 x 14'9)



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

BATHROOM



BEDROOM THREE 3.7 x 2.7m (11'11 x 8'8)



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

EXTERNAL

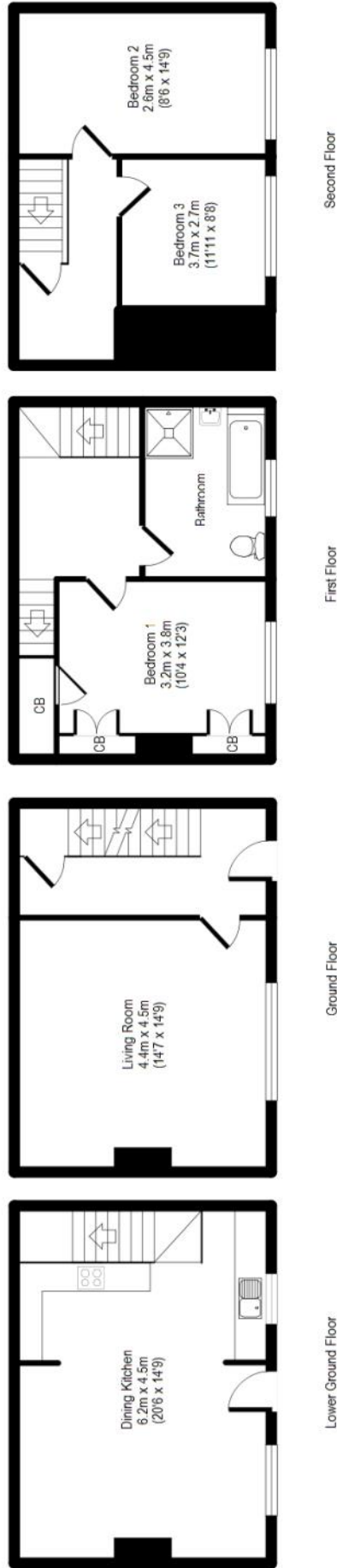
To the front of the property there is an enclosed yard with steps down to a secret seating area which can also be accessed via the dining kitchen.



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APPROX GROSS INTERNAL FLOOR AREA: 111 sq. m / 1193 sq. ft.



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