

# MARSH & MARSH PROPERTIES

8 Chestnut Close, Greetland, Halifax, HX4 8HX

£200,000



**\*\*ATTENTION TO ALL INVESTORS OR ANY YOUNG/PROFESSIONAL COUPLE WANTING TO JUMP ON THE HOUSING LADDER\*\*** Situated in the village of Greetland is this three bedroom semi-detached family home that needs some modernisation. Properties in this area are in demand, especially for young families as they are within walking distance of highly regarded local schools and convenient for local shops, railway stations and the M62 motorway. Property in brief comprises of: Entrance Hall, lounge with a dining area, kitchen and a shower room are all on the ground floor. Three bedrooms take up the first floor. A partly boarded loft is accessible from a fold-down ladder from the landing. Externally you will find generous size gardens to the front and rear along with a driveway and a detached garage.

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### ENTRANCE HALL

Accessed via an aluminium double glazed door is this spacious entrance hall with a radiator and a useful under the stair storage cupboard.

### LIVING / DINING ROOM 3.3 x 6.8m (10'9 x 22'1)



A through lounge with dual aspect UPVC windows, dining area, two radiators and an electric fireplace. (NB The fireplace currently has an electric fire but has gas piping from the previous fire.)

### KITCHEN 2.5 x 2.2m (8'0 x 7'4)



Wall and base units provide ample storage space and incorporate a one and a half bowl sink with a mixer tap. There is a built-in gas oven and gas hob

along with a space and plumbing for a washing machine. There is a Baxi boiler, UPVC window and an aluminium rear door.

### SHOWER ROOM



This three piece suite comprises of a large glass shower cubicle, pedestal sink and a low flush toilet. The walls and floor are tiled, radiator and a UPVC window.

### LANDING

The stairs lead up from the entrance hall. Here you will find loft access, UPVC window and a cupboard which houses the water tank and cistern.

### BEDROOM ONE 4.2 x 3.2m (13'11 x 10'7)



A large double bedroom with fitted wardrobes and a matching dressing table, radiator and a UPVC window.

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



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

### **BEDROOM THREE 2.3 x 2.5m (7'8 x 8'2)**



A single room with a radiator and a UPVC window with good views.

### **EXTERNAL**

Here are generous size gardens to the front and rear where you will find two green houses and a garden shed. The driveway can easily hold three

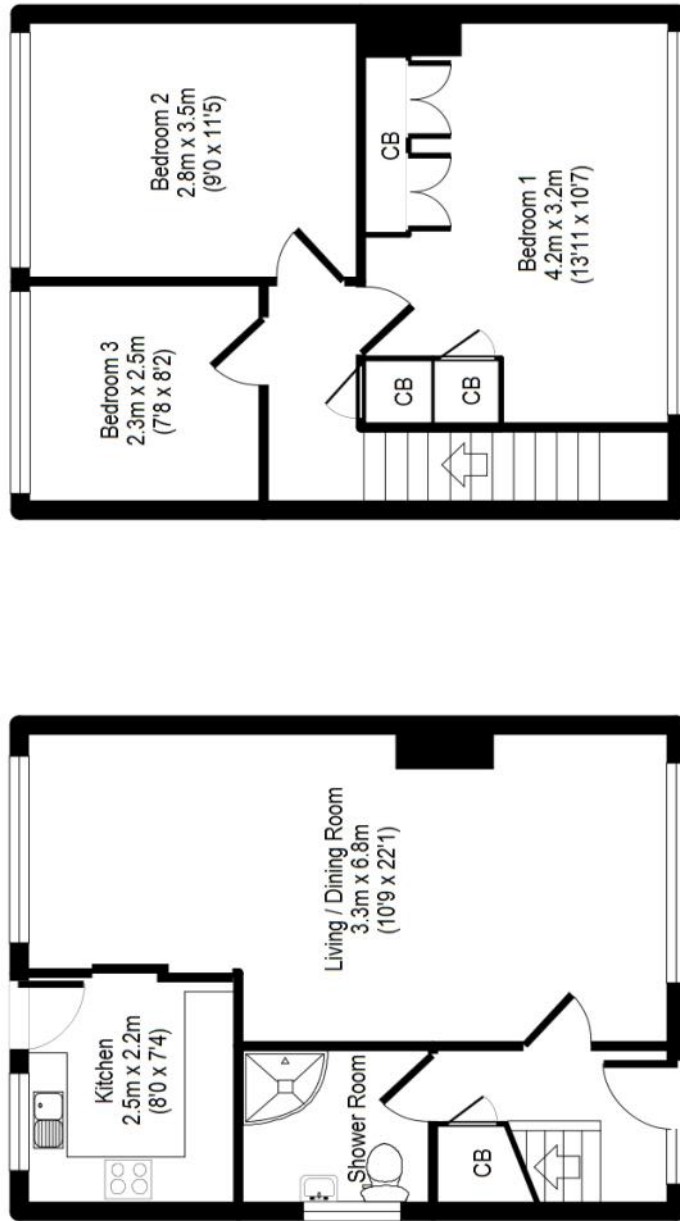
vehicles and leads to the rear of the property to the detached garage.



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68 sq. m / 733 sq. ft.



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.

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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