

MARSH & MARSH PROPERTIES

61 Cobblestones Drive, Illingworth, HX2 9NG

£190,000



****Attention all young couples/families or first time buyers**** Presented to a good standard throughout is this three/four bedroom end town house. The garage has been cleverly converted to provide two separate rooms, which offer themselves to several uses including a living space for your parents, any teenager or simply just an added reception room. However, the current owner uses one as a dining room and the other as a fourth bedroom. Being close to highly regarded local schools and amenities make this even more attractive for the young/growing families out there. In brief comprises of; Entrance hallway, cloakroom, kitchen, living room, dining room and a fourth bedroom all to the ground floor. Three bedrooms and the house bathroom are to the first floor. Parking for three/four vehicles and an excellent child friendly garden.

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ENTRANCE HALL



Accessed via a composite double glazed door is this spacious entrance hallway which has neutral décor along with a radiator and a mains smoke alarm.

CLOAKROOM

A modern white two piece suite comprises of a low flush toilet and a hand wash basin with splash back tiling. Radiator and a UPVC window.

KITCHEN 2.5 x 3.0m (8'4 x 9'10)



This modern kitchen boasts a wide range of modern wall and base units which incorporate a stainless steel sink with a chrome mixer tap which is further complimented by the modern brick bond cream splash back tiling. There is also a modern built-in electric oven, gas hob and a cooker extractor fan. Under unit heater and a UPVC window.

LIVING ROOM 4.5 x 6.4m (14'9 x 20'10)

An excellent spacious room provides a good living area along with a space for a dining table. Two radiators, rear UPVC windows and French doors lead out to the enclosed garden.



DINING ROOM 4.2 x 3.0m (13'9 x 9'10)



Utilised as a dining room by the current owner. However, this room was formerly part of the integral garage and converted to provide this large

living space if you need to live with your parents or a great secluded space for any teenager. Radiator and a UPVC window.

OFFICE/OCCASIONAL BEDROOM 3.0 x 2.8m (10'0 x 9'3)



A great office space or as the current, this can be utilised as a double bedroom.

LANDING

The staircase leads up from the hallway to this spacious landing with two large storage cupboards, one of which also houses the hot water cylinder. Loft access and a mains smoke alarm.

BEDROOM ONE 2.5 x 4.3m (8'2 x 14'1)



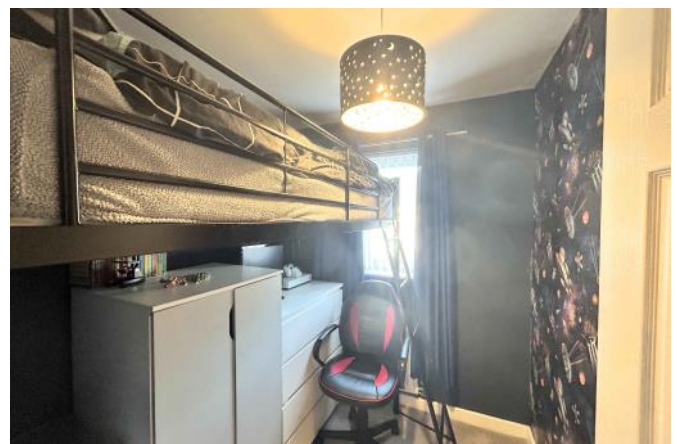
A double room with a radiator and a UPVC window.

BEDROOM TWO 2.5 x 3.4m (8'2 x 11'1)



A double room with a radiator and a UPVC window.

BEDROOM THREE 1.9 x 2.2m (6'0 x 7'2)



A single room with a radiator and a UPVC window.

BATHROOM

This modern three piece suite comprises of a bath with a chrome mixer tap, a handheld and rainfall power shower above with a glass shower screen, vanity sink unit and a low flush toilet. The walls are fully tiled with matching floor tiles, chrome

radiator, extractor fan and a UPVC window.



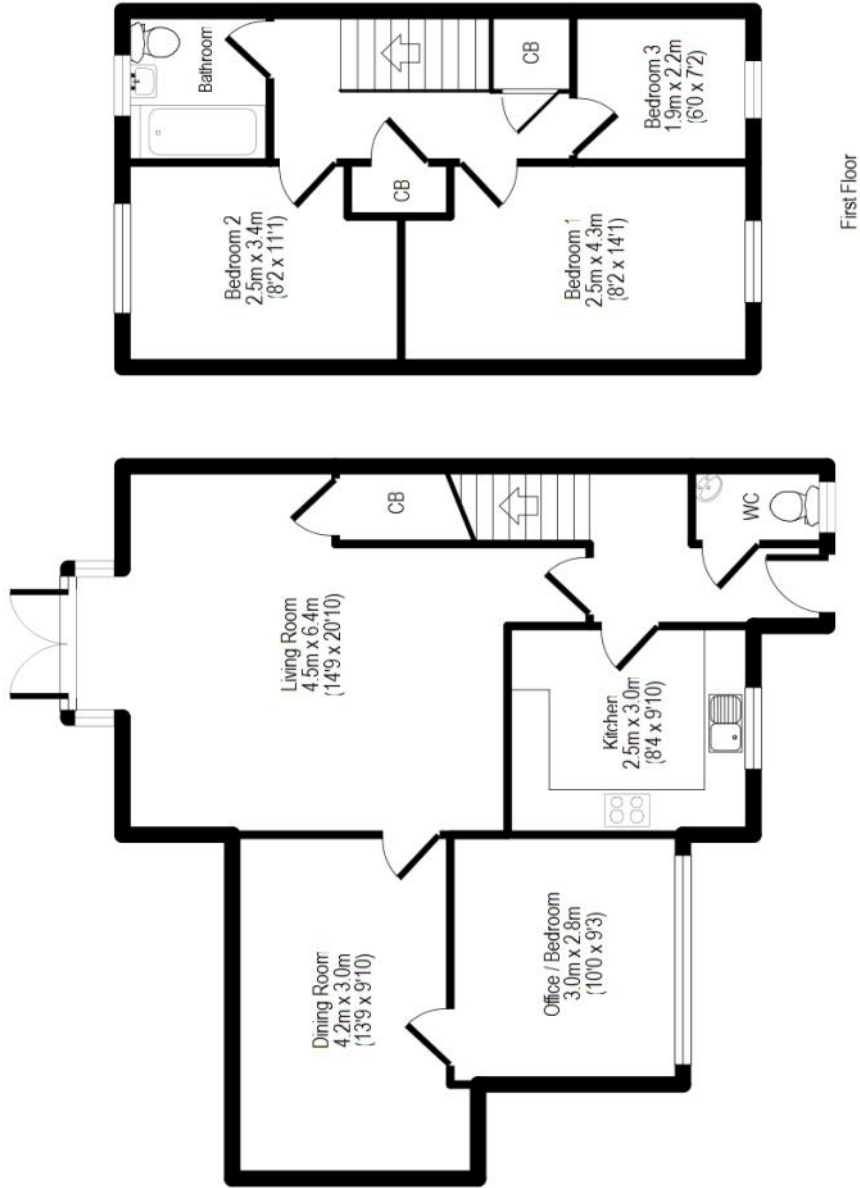
EXTERNAL

To the front of the property there are three drives which can provide parking for three/four vehicles. A child friendly enclosed garden is to the rear of the property which is split into two sections, a paved patio area and an artificial lawn garden. External lighting.



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61 Cobblestones Drive, Ilkington, Halifax, HX2 9NG



Ground Floor

91 sq. m / 982 sq. ft

First Floor

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