



## 20 Marchwood Grove

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED

**£199,500**

EPC Rating 'TBC'





## Property Description

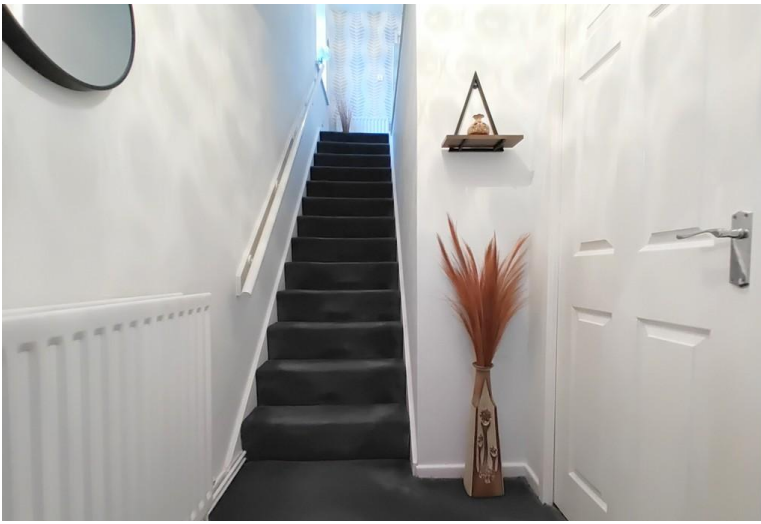
**\*\* THREE BEDROOM SEMI-DETACHED \*\* CUL-DE-SAC POSITION \*\* POPULAR CLAYTON LOCATION \*\* WELL PRESENTED THROUGHOUT \*\*** This lovely semi in Clayton enjoys gardens front & rear, off-road parking and a detached single garage, along with UPVC double glazing, gas central heating and a fitted dining-kitchen. Briefly comprising of; Entrance Hall, Lounge, Dining-Kitchen, three first floor Bedrooms & a family Bathroom, drive, garage and gardens.

### ENTRANCE HALL

A UPVC door leads into the hallway, with stairs off to the first floor, central heating radiator and a door to the lounge.

### LOUNGE

14' 1" x 12' 4" (4.29m x 3.76m) Living flame gas fire set in a modern surround with marble back & hearth, bay window to the front elevation and a central heating radiator.

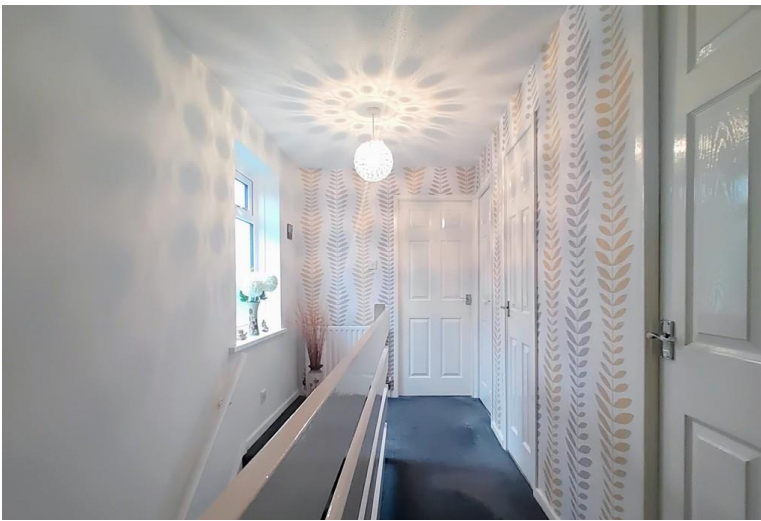


#### KITCHEN/DINER

15' 3" x 11' 8" (4.65m x 3.56m) Designated dining area with French doors to the rear garden and a fitted kitchen. Fitted base and wall units, laminated work surfaces and splashback wall tiling. Integrated appliances include; a fridge, electric oven, gas hob and extractor. Plumbing for a washing machine, stainless steel sink and drainer, window to the side elevation and a door to the rear garden.

#### STORE

Under-stairs storage cupboard housing the central heating boiler (three years old).



#### FIRST FLOOR

Landing area with a useful airing cupboard, access to the loft, window to the side elevation and a central heating radiator.

#### BEDROOM ONE

14' 2" x 9' 3" (4.32m x 2.82m) Fitted with wall-to-wall mirrored wardrobes, window to the front elevation and a central heating radiator.

#### BEDROOM TWO

11' 7" x 9' 3" (3.53m x 2.82m) Fitted with wall-to-wall mirrored wardrobes, window to the rear elevation and a central heating radiator.



#### BEDROOM THREE

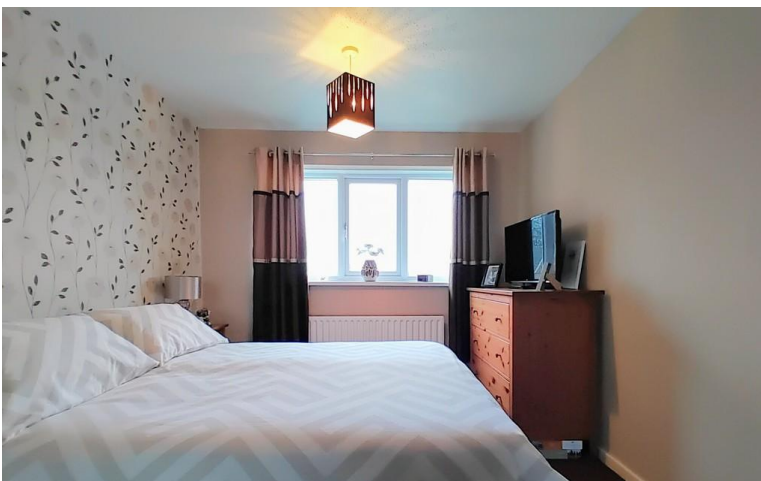
7' 7" x 5' 9" (2.31m x 1.75m) Window to the front elevation and a central heating radiator.

#### BATHROOM

A modern, fully tiled bathroom comprising of a panelled bath with thermostatic shower over and glass screen, pedestal washbasin and a push button WC. Laminate flooring, chrome heated towel rail and a window to the rear elevation.

#### EXTERNAL

To the front of the property is an open-plan driveway and a garden area with a lawn and flowerbeds. The driveway runs down the side of the house to a detached single garage and a gate to the rear garden. The private rear garden comprises of a paved patio seating area, lawn and flowerbeds.





#### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

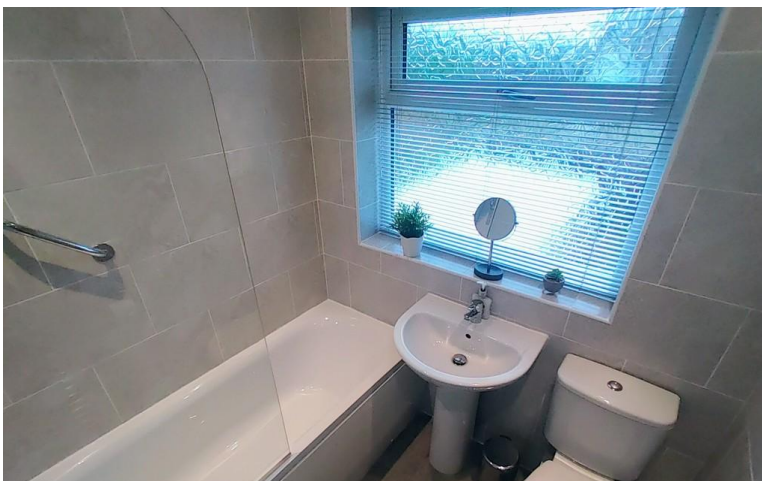


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements