

MARSH & MARSH PROPERTIES

Michaelmas Cottage, 27 Lane Ends Green, Hipperholme, HX3 8EZ

£130,000



****ATTENTION TO ALL THE YOUNG/PROFESSIONAL COUPLES OR ANY BUY-TO-LET INVESTORS**** Here we have a beautiful two bedroom, end terrace cottage which is situated in the much sought after and convenient location of Hipperholme. This is an excellent opportunity for anyone looking to get onto the housing ladder or someone looking to downsize into this lovely property where little or no work is required when you move in. The property has a stylish bathroom and neutral décor throughout, which make this an easy property to just move in. All local amenities are close by to include a quick and easy access to the M62 motorway. In brief comprises of an inner hall and a lounge to the ground floor. To the lower level is a fully converted basement with a utility area. The main bedroom and the house bathroom are both to the ground floor and the second bedroom is to the second level.

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LIVING ROOM / KITCHEN 4.6 x 4.6m (14'11 x 14'11)



An open and spacious living space with a modern coal effect, living flame inset gas fire, which is set on a tiled hearth with a wooden fire surround and mantle. There is a radiator, ceiling spotlights and a UPVC window to complete the room. The kitchen offers base units that are complimented by a solid wood worktop and a single stainless steel sink with a chrome mixer tap. White goods included are a fridge, freezer and a cooker where there is a cooker hood above.

BASEMENT/UTILITY ROOM

A fully converted basement provides a great storage space where the walls are plastered and

painted, and the original Yorkshire stone floor is exposed. There is a base unit with a sink along with plumbing for a washing machine which is also included in the sale of the property.



INNER HALL

Accessed from the lounge with the main staircase, combination boiler and a UPVC window.

LANDING



The staircase leads from the inner hall and an open staircase takes you to the second floor. A radiator, mains smoke alarm and a UPVC window complete this area.

BEDROOM ONE 3.1 x 3.2m (10'0 x 10'5)



A double room with a feature cast iron fireplace, radiator and a UPVC window.

BATHROOM



This is a modern white three piece suite which comprises of a bathtub with a chrome mixer tap and shower head, a handheld and a rainfall power shower with a bi-folding glass shower screen, a pedestal sink, and a low flush toilet. Completing this stylish suite to a high spec are the tasteful wall and floor tiles, chrome towel radiator, ceiling spotlights and an extractor fan.

SECOND FLOOR LANDING

The staircase leads up from the main landing where you will find a mains smoke alarm, a ceiling spotlight, and a Velux window.

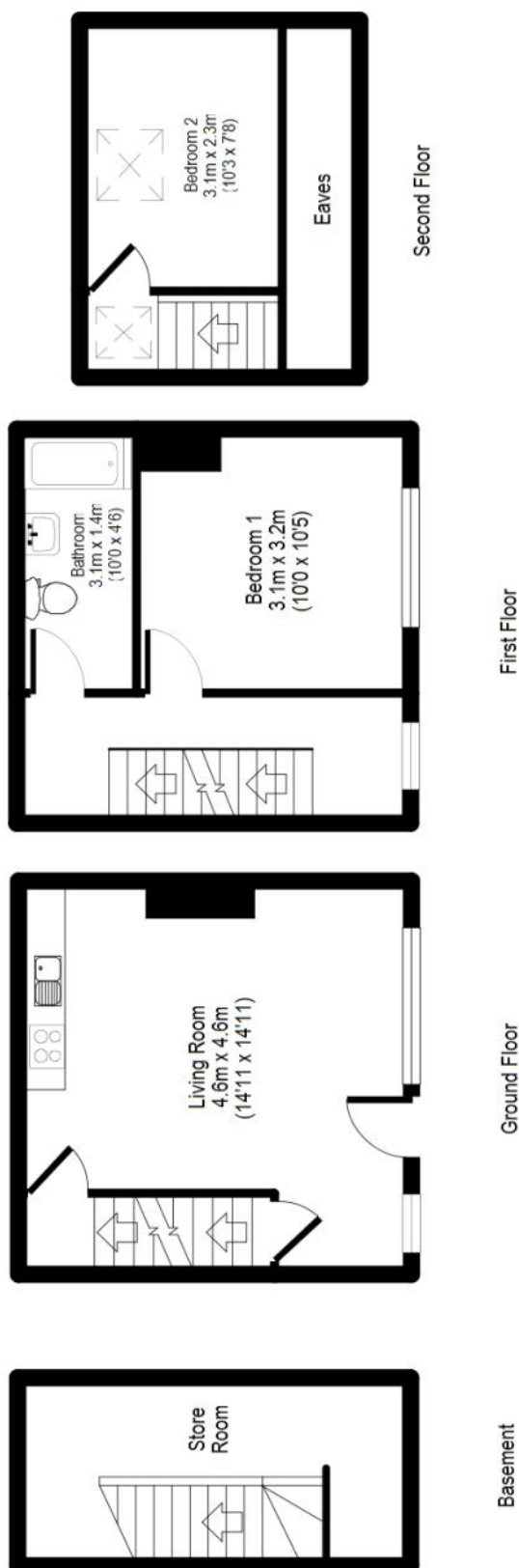
BEDROOM TWO 3.1 x 2.3m (10'3 x 7'8)

A double room with useful under the eave storage, radiator, and a Velux window.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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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.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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