

MARSH & MARSH PROPERTIES

4 West End, Liversedge, WF15 7EU

£130,000



****ATTENTION ALL YOUNG FAMILIES/COUPLES AND FIRST TIME BUYERS OR BUY-TO-LET INVESTORS**** A three-bedroom end-terrace situated in the convenient location of Liversedge, where all your needs are met by all amenities being close by. The property is presented to a good standard throughout and therefore is ready to just move in or rent out immediately. In brief, on the ground floor, you will find the lounge and kitchen. The lower ground floor features the master bedroom with an en-suite. On the first floor, there is a double bedroom, a nursery/study, and the house bathroom. Externally, to the front, there is a flagged yard, and a spacious outdoor storage area situated underneath the kitchen.

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LIVING ROOM 5.1 x 4.2m (16'8 x 13'11)



Enter the property through a UPVC door into the lounge, which features ceiling spotlights, a radiator, and a UPVC window that fills the room with natural light.

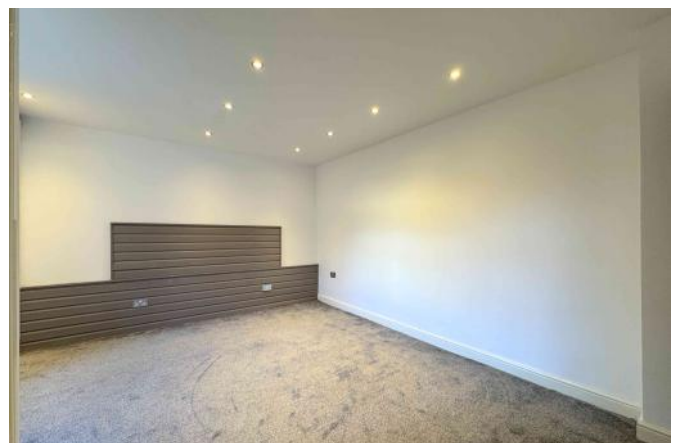
KITCHEN



A modern fitted kitchen featuring a range of wall and base units, a sink with a chrome mixer tap and splashback tiles. The kitchen equipped with a built-in oven, hob, and washing machine, with space allocated for a tall fridge freezer. Ceiling spotlights brighten the space, and a UPVC window allows natural light to fill the room.



BEDROOM ONE 5.1 x 4.2m (16'8 x 13'11)



A double bedroom featuring a fitted double wardrobe, providing ample storage, as well as understairs storage for additional space. The room enhanced with ceiling spotlights, a radiator, and a UPVC window.



NURSERY / OFFICE 2.0 x 1.8m (6'6 x 5'8)



A useful space with a radiator and UPVC window

EN-SUITE



A three-piece suite comprising a tiled glass shower cubicle with a handheld power shower, a hand wash basin, and a low flush toilet. The bathroom finished with elegant marble-effect wall cladding, ceiling spotlights for a bright atmosphere, and a UPVC window.

LANDING

Stairs lead up from the lounge to the landing.

BEDROOM TWO 3.0 x 2.8m (9'10 x 9'0)



A double bedroom with a radiator and UPVC window.

BATHROOM



A three-piece suite comprising a bath with a handheld power shower above, a low flush toilet, and a pedestal sink with splashback tiles. The bathroom features partially tiled walls, a chrome towel radiator, ceiling spotlights, and an extractor fan.

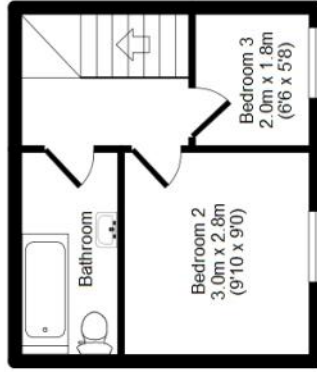
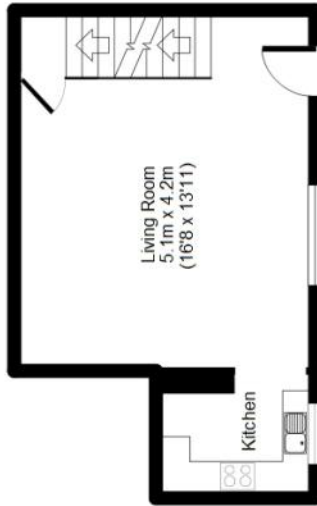
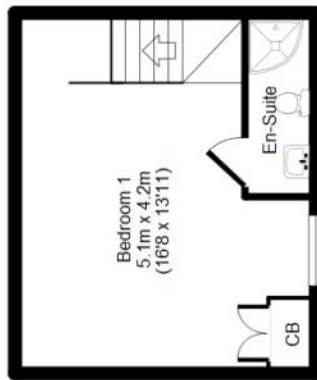
EXTERNAL

Externally, there is a large outdoor storage area located beneath the extended kitchen, along with a stone-flagged yard, providing practical space for various uses.

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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APPROX GROSS INTERNAL FLOOR AREA: 69 sq. m / 738 sq. ft



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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