

MARSH & MARSH PROPERTIES

3 Merrion Crescent, Southowram, HX3 9NL

£195,000



If you are looking for the ideal starter home, renovation property or that special something, located in a quiet, nestled away location in the highly sought after Southowram village, this will be the property for you. This three bedroomed, end-of-terrace, property is offered with the added advantage of being with NO CHAIN. With well-maintained gardens to the front elevation and a large southerly facing garden to the rear elevation that receives sun throughout the day. The property has plenty of surrounding space providing the opportunity to extend the property, planning depending. To the front elevation there is ample private parking for 2-3 cars, with an attached single garage, ideal for secure parking or additional storage space.

Internally the property offers a fantastic potential, being offered in a clean and neat condition, this house is ripe for modernisation offering any potential buyer to add value immediately giving a good return on investment. With its warm and welcoming living room, spacious dining room, well-appointed kitchen, three bedrooms (two offering ample space for a double bed) and house bathroom. The loft could be boarded to add further storage space should you wish.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the fantastic number of features on offer with this property, including its sought after and peaceful location, large and well maintained gardens and ample private parking, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

With a carpeted floor, central light fitting and electric radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A warm, welcoming and inviting living room that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. An electric fireplace, on a marble hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, wall mounted light fittings, ceiling rose, cornice to ceiling, electric radiator and television access point.



From the living room a wooden door opens into the

DINING ROOM



A rather large dining room that offers ample space for a family dining table along with additional furniture. Again the room benefits from an electric fireplace, on a stone hearth and with stone mantelpiece, which creates the ideal central feature. An under stairs cupboard offers additional storage space. With a carpeted floor, wall mounted light fittings, central light fitting, carpeted floor, uPVC double glazed window to the rear elevation and electric radiator.



A well laid out kitchen that makes excellent use of the space on offer to create a highly functional area. The kitchen offers access to the garden, to the rear elevation, via a uPVC double glazed window. With an integrated oven, integrated hob, extractor fan, space for a fridge, laminated work surfaces to two sides, over and under counter cupboards, central light fitting, vinyl flooring, tiled splashbacks and an inset stainless steel 1 ½ sink with mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, electric radiator, loft access hatch and wall mounted light fittings.

From the landing wooden doors open into

To the rear of the dining room a wooden sliding door opens into the

KITCHEN



A spacious master bedroom that offers ample space for a double bed. Its inset fitted wardrobes provide plenty of additional storage space and the uPVC double glazed bay window, to the front elevation, offers an abundance of natural light. With a carpeted floor, electric radiator and central light fitting.

BEDROOM 2



To the rear of the property is another large bedroom, again offering space for a double bed. With a carpeted floor, central light fitting, and uPVC double glazed window to the rear elevation.

BEDROOM 3



An ideal guest room, work from home office or child's bedroom. With a carpeted floor, uPVC double glazed window to the front elevation and central light fitting.

BATHROOM

A neatly presented house bathroom that features a panel bath, low flush toilet, pedestal washbasin,

vinyl floor, tiled splashbacks, central light fitting, airing cupboard and a uPVC double glazed window to the rear elevation.



GARDENS



To the front elevation, bordering the driveway, is a beautifully presented lawned and flowerbed garden; creating a welcoming reception to the property as well as enhancing the kerb appeal of the property.

To the rear of the property is the rather large and long, southerly facing garden. Comprising of two lawns, flower beds, shrubs and trees along with a patio seating space, this garden has plenty on offer; a real sun trap that receives sunlight

throughout the day creating the perfect place to sit back and relax, have a barbeque or entertain.



GARAGE & PARKING



To the front of the property is a tarmac driveway that offers parking for 2-3 cars.

To the rear of the driveway is a single garage that offers a secure parking space or additional storage.



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.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///mobile.ballots.dined

Google Plus Code: P584+9V2 Halifax

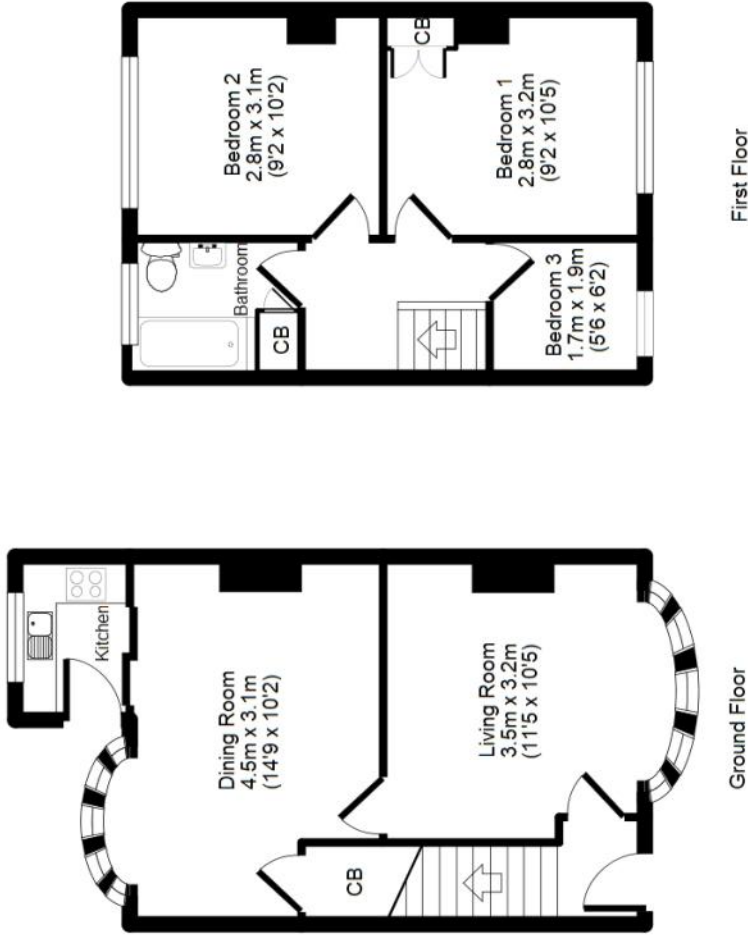
For sat nav users the postcode is: HX3 9NL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the

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APPROX GROSS INTERNAL FLOOR AREA: 61 sq. m / 658 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. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties