

# MARSH & MARSH PROPERTIES

26A Kershaw Drive, Luddenden Foot, HX2 6PD

£280,000



\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\* A well-presented THREE BEDROOM detached property situated in the popular village of Luddenden Foot. Ideally positioned with countryside views and walks on the doorstep, while also being within walking distance of local schools and amenities. The property benefits from excellent outdoor space, a driveway and garage, making it well suited to modern family living. In brief, the accommodation comprises a dining kitchen, lounge, cloakroom, and garage to the ground floor, with three bedrooms and a four-piece house bathroom to the first floor. Externally, the property enjoys gardens to the front, side and rear. An internal inspection is strongly advised to appreciate the space and location on offer.

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### DINING KITCHEN 4.2 x 4.9m (13'11 x 16'2)



### CLOAKROOM



A UPVC front door leads into this modern dining kitchen fitted with wall and base units, a one-and-a-half bowl sink and tiled splashbacks. Integrated appliances include a dishwasher, washer dryer, and fridge freezer, along with a built-in oven, microwave, hob and extractor fan. The room features wood-effect laminate flooring, radiator, UPVC window, open staircase, and internal access to the garage.

Fitted with a low-flush toilet and vanity sink unit with tiled splashbacks, wood-effect laminate flooring, and a UPVC window.

### GARAGE 2.2 x 4.9m (7'0 x 16'2)

Single-car garage with up-and-over door, storage within the roof space and a cupboard housing the combination boiler installed in 2024.

### LIVING ROOM 4.2 x 5.3m (13'11 x 17'4)



### LANDING

A landing providing a storage cupboard, access to a partly boarded loft and a UPVC window.

### BEDROOM ONE 4.2 x 3.0m (13'11 x 9'8)



A spacious lounge with gas fire, radiator and useful understairs storage. A large UPVC window and a UPVC sliding door provide plenty of natural light and enjoy hillside views.



A double bedroom with radiator and UPVC window with hillside views.

#### **BEDROOM THREE 2.4 x 2.3m (7'10 x 7'8)**



A single bedroom with radiator and UPVC window, offering a versatile space that could also be used as a home office.



A large double bedroom with radiator and a large UPVC window enjoying hillside views.

#### **BEDROOM TWO 2.4 x 3.8m (7'10 x 12'3)**



#### **BATHROOM**

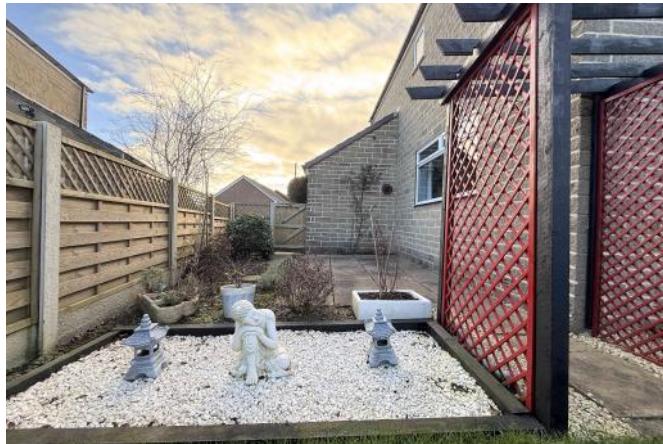


A four-piece bathroom suite comprising a bath, shower cubicle with glass door, low-flush toilet and vanity sink unit. Finished with tiled walls, radiator, and UPVC window.

#### **EXTERNAL**

To the front of the property is a resin driveway

and front garden with a path leading to the front door. Gardens extend around the side of the property, leading to an enclosed rear garden featuring both lawn and patio areas, with planted borders and shrubs. The rear garden also benefits from a Japanese-inspired pergola, creating an attractive outdoor space.

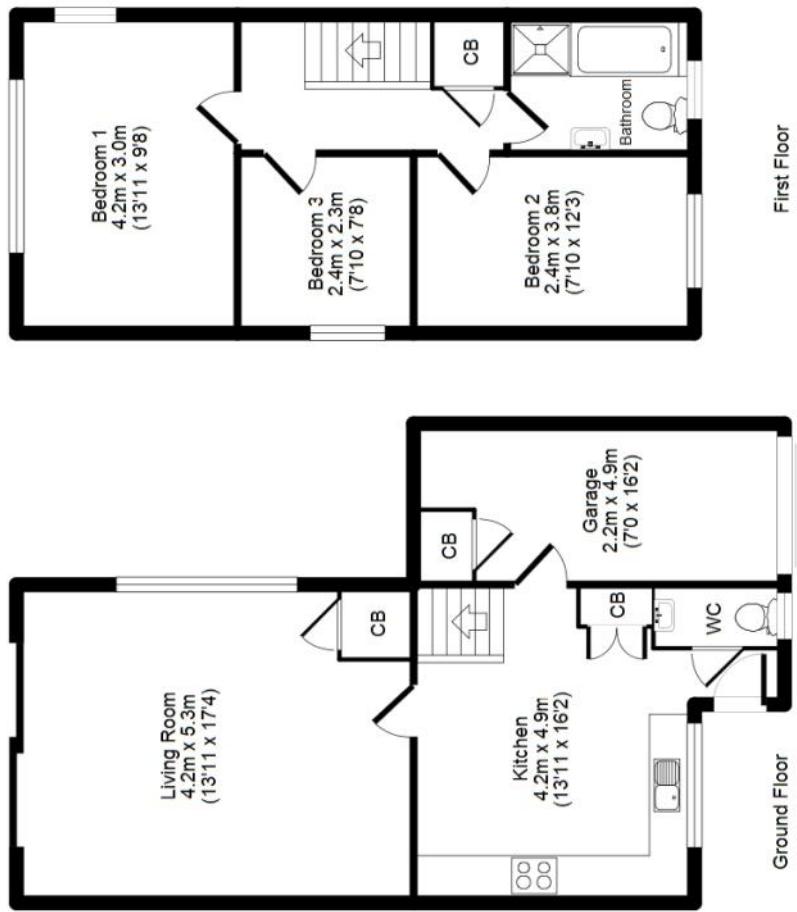


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APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 962 sq. ft

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

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