





PROPERTY DESCRIPTION

This terraced house is a mid one in a short row of four, has the benefit of a ground floor extension as well as a conservatory to the rear, and provides generously proportioned living space. Highly recommended for internal viewing, this appealing home requires general modernisation and refurbishment, offers great potential and has the advantage of a re-roof to the main house and front porch in 2021. Situated in a popular residential area, within easy access to North Valley Retail Park, Sainsburys Supermarket, Lord Street Primary School and the M65 motorway, this spacious dwelling has the makings of a really excellent family home.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a good sized lounge, with a stone fireplace and fitted gas fire and a separate dining room. An impressive feature is the large, extended dining kitchen, which has fitted units and a built-in electric double oven and an electric hob with an extractor hood over and a door giving access into the sizeable conservatory, which has sliding patio doors opening onto the rear garden. There are three good sized bedrooms on the first floor, the largest having a walk-in dressing room, a fully tiled bathroom fitted with a two piece suite, including a Jacuzzi style corner bath, a separate w.c. and a separate shower cubicle.

The front garden has been opened up and flagged to create off road parking space for two cars, and the enclosed garden at the rear is mainly laid with stone flags for low maintenance, has a timber garden shed and a useful store, which is built into the back of the house. NO CHAIN INVOLVED.

FEATURES

- Mid House in Short Row of Four
- Deceptively Spacious Accommodation
- Requires Modernising & Updating
- Easy Access to Shops & Other Amenities
- Ent Hall, Lounge & Dining Room
- Large, Extended, Fitted Dining Kitchen
- Good Sized Conservatory
- 3 FF Beds - 1 with Dressing Room
- 2 Pc Bathrm, Sep WC & Sep Shower
- Off Rd Parking & Garden to Rear
- PVC Dble Glazing & Gas Central Heating
- Internal Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC entrance door. Stairs to the first floor and a radiator.

Lounge

15' 8" x 12' 9" into alcoves and recess (4.78m x 3.89m into alcoves and recess)

This nicely proportioned living room has a stone fireplace, fitted with a gas fire, a pvc double glazed window, radiator and television aerial point.

Dining Room

11' 11" x 9' 7" (3.63m x 2.92m)

This second reception room has a pvc double glazed window, radiator and television aerial point.

Open Plan Dining Room & Kitchen

Dining Room - 14' 1" x 6' 8" (4.29m x 2.03m) Kitchen - 16' 8" x 6' 2" (5.08m x 1.88m)

A sizeable extension has been added to the rear of the house to create a superb, open plan dining room and kitchen. The dining room has built-in seating, a useful under-stairs storage cupboard, with fitted shelves, and an additional walk-in cupboard/pantry, which has an electric light and fitted shelves.

The kitchen has fitted units, including peninsular base units partially separating the kitchen from the dining room, drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven, an electric hob, with extractor hood over, plumbing for a washing machine and a pvc double glazed window. There is a pvc double glazed door leading into the conservatory and a pvc external door.

Conservatory

12' 6" plus recess x 7' 4" plus recess (3.81m plus recess x 2.24m plus recess)

Another beneficial addition to this great family home, the good sized conservatory provides yet another reception room and has pvc double glazed, frosted glass windows in both side elevations, floor to ceiling height pvc double glazed windows overlooking the garden, incorporation a central, sliding patio door opening onto the garden, electric power and light, a cold water tap and an additional pvc double glazed external door.

First Floor

Landing

PVC double glazed window and access to the loft space.

Bedroom One

11' 9" to wardrobe fronts x 9' 6" (3.58m to wardrobe fronts x 2.90m)

This double room has a built-in over-stairs wardrobe, which has a hanging rail and shelving and a storage cupboard above, a radiator, television aerial point, and pvc double glazed window. Sliding double doors, one of which is mirror fronted, give access into the adjoining dressing room.

Walk-in Dressing Room

8' 0" x 5' 7" (2.44m x 1.70m)

This room has a built-in dressing table/vanity area, overhead storage, a clothes rail and electric power points.

Bedroom Two

11' 11" x 8' 6" to wardrobe and cupboard fronts, plus recess (3.63m x 2.59m to wardrobe and cupboard fronts, plus recess)

A second double room, with a built-in wardrobe, with a storage cupboard above, a dressing table/vanity area, with a mirror above and an additional built-in over-stairs storage cupboard, which has fitted shelves. PVC double glazed window, radiator and television aerial point.

Bedroom Three

9' 3" x 9' 0" (2.82m x 2.74m)

Providing a small double or good sized single room, with a pvc double glazed window, radiator and television aerial point.

Bathroom

Fully tiled and fitted with a two piece suite, comprising a corner 'Jacuzzi' style bath and a pedestal wash hand basin, with a mirror above, the bathroom also has a pvc double glazed, frosted glass window and a radiator.



Separate W.C.

Also fully tiled, with a w.c. and pvc double glazed, frosted glass window.

Separate Shower

Fully tiled, the walk-in shower cubicle is fitted with an extractor fan.

Outside

Front

The former front garden has been opened up and laid with stone flags, with garden borders on two sides, to provide the considerable advantage of off road parking.

Rear

The enclosed garden has been majority laid with stone flags, with flower beds and two large trees. There is also a timber shed, an external light and a useful store room/outbuilding (5' 5" x 2' 8" / 1.65m x 0.81m) built into the rear elevation of the house, accessed through a pvc door, which houses the wall mounted gas condensing combination central heating boiler.

Directions

If travelling along the A6068/North Valley Road towards the M65, go past the turning into Langroyd Road and then the Lidl supermarket on the right, then take the third right turning, immediately after KFC on the left, into Ruskin Avenue.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs - Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

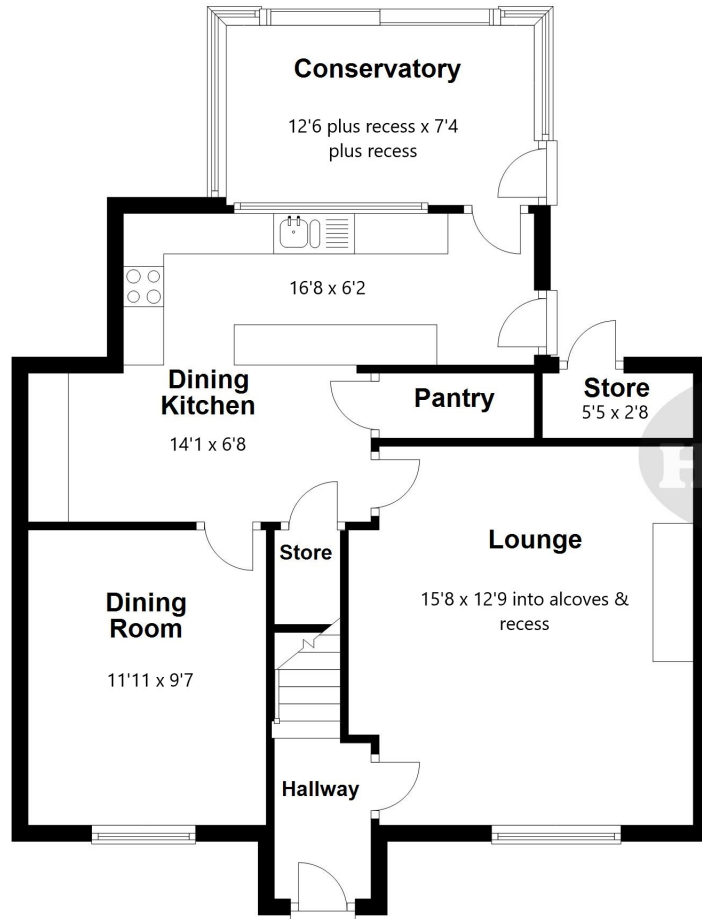
10F24TT/16H24TT

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | 68 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

FLOORPLAN

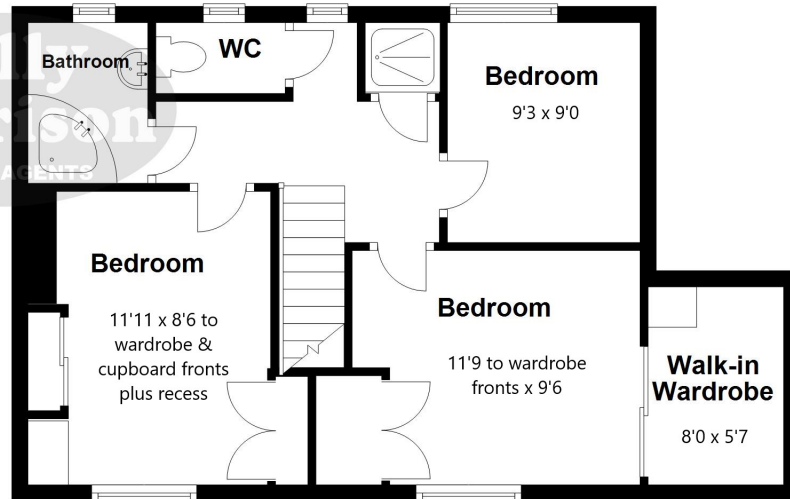
Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



Total area: approx. 115.3 sq. metres (1240.8 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

