





## PROPERTY DESCRIPTION

Absolutely stunning is the only way to describe this superior, elevated bay and garden fronted end terraced house, which has the advantage of a wonderful, good sized garden at the rear, incorporating off road parking for 3 cars, including space to park a motorhome or caravan. Located in a sought after residential area, conveniently located within walking distance to the town centre shops and other amenities, this most appealing abode is also within easy reach of Schools and Letcliffe Park. Immaculately and tastefully presented throughout, this outstanding home is beautifully furnished throughout and offers generously proportioned living space, ideal for the larger family, and can only be fully appreciated by internal viewing.

## FEATURES

- Superior Bay/Garden Fronted End Terrace
- Large, Truly Exceptional Family Home
- Immaculately & Tastefully Presented
- Highly Sought After Area Close to Town
- Convenient for Access to Amenities
- Delightful Rear Garden & Off Road Parking
- Hall & Beautiful Lounge with Fireplace & Fire
- Stunning Open Plan Dining Rm & Kitchen
- 4 Good Sized Bedrooms inc. Large Attic
- Stylish 4 Pc Bathrm & Separate Laundry Rm
- PVC Double Glazing & Gas Central Heating
- Viewing Essential to Fully Appreciate





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a double glazed window light above. Dado rail and half glazed internal door opening into the hall.

#### Hall

Laid with high quality Amtico flooring, the hall also has coving to the ceiling, a dado rail, radiator and a useful storage cupboard.

#### Lounge

14' 2" plus alcoves x 12' 2" plus bay (4.32m plus alcoves x 3.71m plus bay)

This delightful, extremely light and airy room features an attractive fireplace, fitted with a flame effect electric fire, and arched alcoves on either side of the chimney breast, each fitted with a display shelf, with concealed lights underneath. It is laid with superior Karndean flooring and has a pvc double glazed bay window, a contemporary upright radiator and large, glazed double French doors, leading through to the adjoining dining room.

#### Open Plan Living/Dining Room & Kitchen

A particular highlight of this stunning family home, the living/dining room and kitchen have been opened up to create a really impressive family space.

#### Living/Dining Room

15' 11" into alcoves and recess x 14' 1" plus recess (4.85m into alcoves and recess x 4.29m plus recess)

This spacious, beautifully furnished room features pvc double glazed French doors, with a window light above, leading out to the rear patio and garden and a fireplace, recessed into the chimney breast, with a display mantel above, fitted with a multi-fuel stove, set on a raised, decorative hearth. The living/dining room is also laid with quality Karndean flooring, which extends through into the kitchen, and also has two period style radiators.

#### Kitchen

10' 0" plus recess x 9' 5" (3.05m plus recess x 2.87m)

Recently stylishly refurbished, the kitchen is equipped with a range of white, high gloss finish units, laminate worktops, with matching upstands and breakfast bar, which partially separates the kitchen from the dining room. It also has a single drainer sink, with a mixer tap, a built-in electric double oven/grill, a gas hob, with a stainless steel extractor canopy over, an integral dishwasher and pvc double glazed windows in two elevations. The wall mounted gas condensing combination central heating boiler is housed in one of the wall units and there is an under-stairs pantry, which currently houses a large American style fridge freezer (the fridge freezer is not included in the sale but could be available to purchase by separate negotiation).

### First Floor

#### Landing

Spindled balustrade, radiator, dado rail and stairs leading up to the second floor.

#### Bedroom One

13' 2" x 9' 1" plus alcove (4.01m x 2.77m plus alcove)

This nice sized double room has a pvc double glazed window and a radiator.

#### Bedroom Two

12' 7" into alcove x 8' 2" (3.84m into alcove x 2.49m)

Another double room, with a pvc double glazed window, enjoying a lovely aspect over the garden at the rear, a radiator and a useful storage cupboard.

#### Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m)

Providing a small double or large single room, with a pvc double glazed window and a radiator.

#### Washroom/Laundry

12' 4" into recesses x 4' 8" (3.76m into recesses x 1.42m)

An unusual, but extremely beneficial asset of this exceptional abode, especially in a busy family home, this room is fitted with a two piece white suite, comprising a pedestal wash hand basin and a w.c. It also has plumbing for a washing machine, space for a condenser tumble dryer and a built-in storage cupboard, which has fitted shelving.

#### Bathroom

9' 3" x 8' 4" (2.82m x 2.54m)

Another outstanding attribute, the spacious bathroom has also been recently refurbished and is fitted with a four piece white suite, comprising a contemporary, free standing bath, with a 'waterfall' style mixer tap, a double size, walk-in shower unit, with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower head, a w.c. and a wash hand basin, with a mixer tap, set into a base cabinet. There are two pvc double glazed, frosted glass windows, a period style radiator/heated towel rail, an extractor fan and the room is laid with stylish vinyl flooring.

### Second Floor

#### Bedroom Four/Attic

18' 4" reducing to 9' 8 x 17' 10" less stairwell (5.59m reducing to 2.94m x 5.44m less stairwell)

Another exceptional aspect of this alluring family home, this generous fourth double room has a large Velux window which allows plenty of light into the room, two radiators and under-eaves storage to both sides.

### Outside

#### Front

The terraced garden at the front is accessed through a wrought iron gate, with stone steps leading to the entrance door. There beds stocked with a variety of shrubs and plants, an enclosed, paved patio/seating area, directly in front of the house, surrounded by railings, and a gate giving access to the rear.

#### Rear

Last, but definitely not least, of the multitude of desirable and alluring qualities of this very special property, the delightful garden at the rear is also terraced. The lower level, directly, behind the house, is gravel covered and enclosed, with a sheltered seating area, an external w.c., electric power points, an electric patio heater and a cold water point. There is also access onto the lane behind the neighbouring houses and steps leading to the rest of the garden. The next level is a good size and also enclosed, consisting of an area covered with artificial grass, a stone flagged patio and then steps leading up to a gravelled area, which has been adapted to allow parking for two vehicles, accessed from Cobden Street through wooden folding gates. There is also a good sized metal shed.

#### Directions

From our office, proceed to the end of Church Street and round the sweeping left hand bend into Manchester Road and the house is on the left.

#### 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.

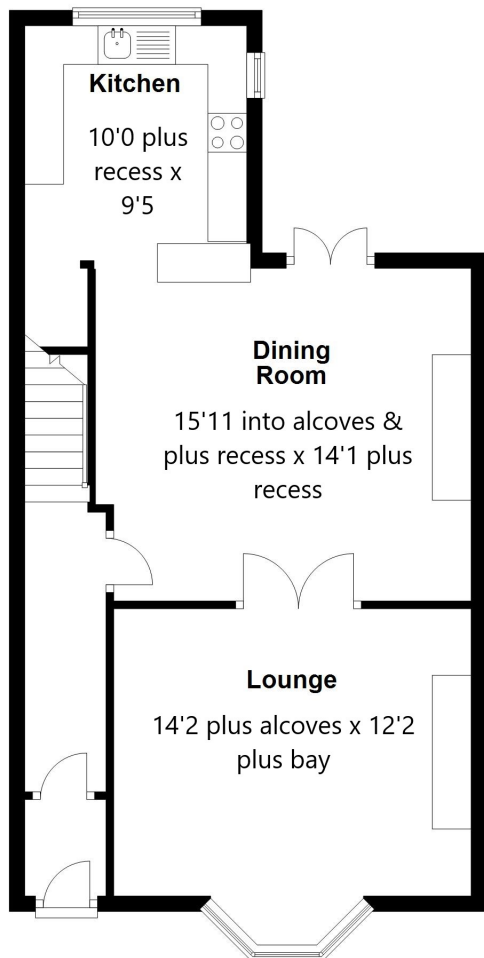
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# FLOORPLAN

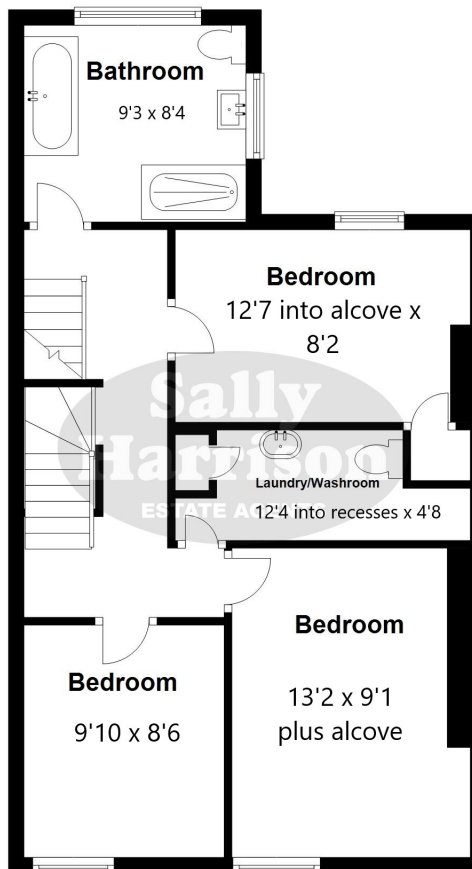
## Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



## Second Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



Total area: approx. 138.4 sq. metres (1490.1 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.

