



Clay Pit Lane, Sowood, HX4 9JS
£250,000

E&H Holmes
ESTATE AGENTS

Situated in the sought after location of Sowood, is this quirky four bedroom end terraced cottage with fantastic far reaching views and an abundance of character. This property would be ideal for a growing family due to its convenient location to local schools and the M62 corridor. The accommodation in brief comprises; entrance hall, WC, lounge, dining kitchen, dining room, utility room, rear porch and access to the cellar to the ground floor. To the first floor are three bedrooms (master en-suite) and the house bathroom. To the second floor is a further bedroom. Externally, there are gardens to both the front and rear.



Entrance Porch

Tiled flooring. UPVC double glazed window and door to the front elevation.

Entrance Hall

Single glazed door leading to the porch.

WC

Wash hand basin, low flush WC. Partially tiled walls and flooring. Extractor fan.

Lounge 17'2" x 13'10" (5.244 x 4.228)

Multi fuel stove set in chimney breast (service/overhaul carried out August 2023) . TV and telephone point. Two radiators. UPVC double glazed window to the front elevation with views.

Dining Room 11'9" x 9'3" (3.588 x 2.822)

Tiled flooring. Radiator. UPVC double glazed window to the rear elevation.

Kitchen 12'0" max x 9'9" (3.664 max x 2.981)

A range of wall and base cupboards. Ceramic one and a half bowl sink. Tiled splash backs. Electric oven and gas hob. Stainless steel cooker hood. Radiator. Door leading to the keeping cellar. UPVC double glazed window to the rear elevation.

Utility Room 6'4" x 5'5" (1.943 x 1.656)

Wall and base cupboards. Plumbing for washing machine. Boiler (installed December 2023). Wooden flooring.

Rear Porch

UPVC window and door to the rear elevation.

Landing

Stairs leading from the hall. Stairs leading to the second level.

Bedroom One 10'8" x 11'10" (3.260 x 3.625)

Built in wardrobes. Walk in dressing room. UPVC double glazed window to the front elevation with far reaching views.

En-Suite

Modern bathroom suite comprising wash hand basin, low flush WC, bidet and shower cubicle. Partially tiled walls and tiled flooring. Extractor fan. Radiator. UPVC double glazed window to the front elevation.

Bedroom Two 11'9" x 9'2" (3.606 x 2.814)

Radiator. UPVC double glazed window to the rear elevation.

Bedroom Three 12'11" x 9'2" (3.952 x 2.804)

Situated on the upper level. Limited head space. Radiator. Two velux windows and UPVC double glazed window to the rear elevation.

Bedroom Four 11'9" x 6'8" (3.596 x 2.047)

Radiator. UPVC double glazed window to the rear elevation.

Bathroom

Modern white four piece bathroom suite comprising; wash hand basin, low flush WC, bidet and roll tub with mixer taps. Partially tiled walls and tiled flooring. Radiator. UPVC double glazed window to the side elevation.

Front Garden

Patio and lawn garden providing far reaching views.

Rear Garden

Enclosed lawn garden overlooking the surrounding fields.

Disclaimer

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strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

Council Tax Band

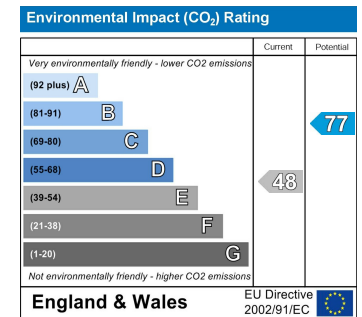
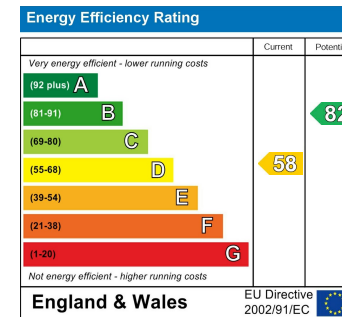
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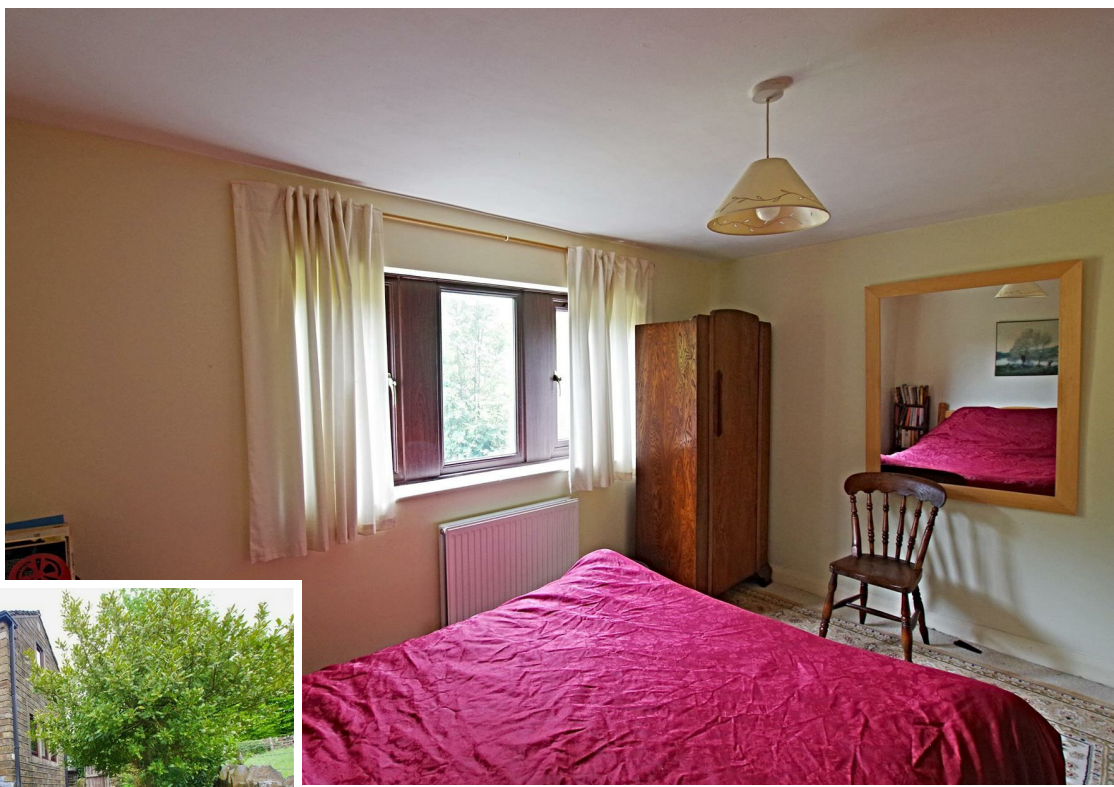
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

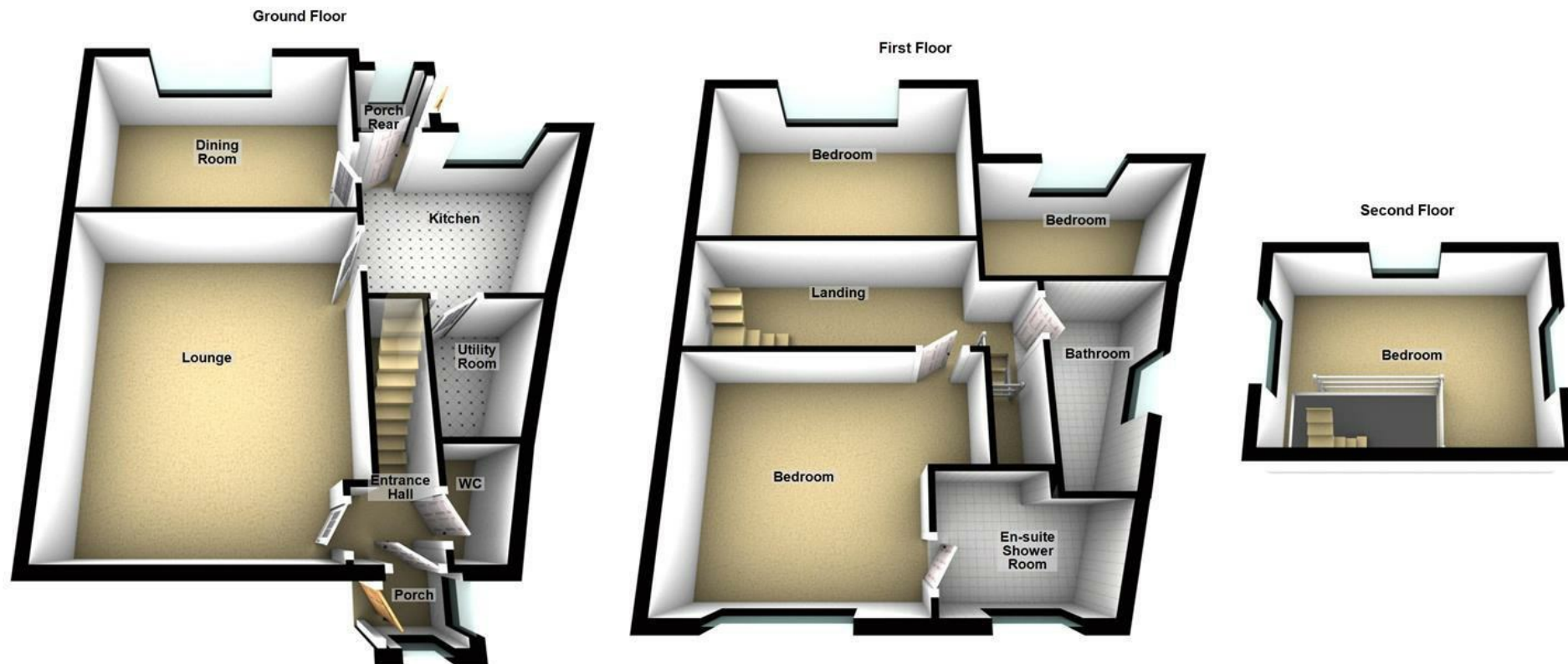
The three words designated to this property is

///appointed.admires.cursing









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Plan produced using PlanUp.