

HUNTERS[®]

HERE TO GET *you* THERE



Second Avenue

Liversedge, WF15 8JW

Guide Price £140,000



GUIDE PRICE £140,000 - £150,000

Well-presented family home located in this popular area of Hightown Liversedge and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, schools and bus routes. The property benefits from gas central heating and double glazing. The accommodation briefly comprises : Entrance hallway, lounge, kitchen and separate dining room and Downstairs WC, three good sized bedrooms and shower room. Externally the property has a small front garden and spacious gardens to the rear.



ENTRANCE

An external door leads into the entrance hallway which has a staircase leads to the first floor with fitted radiator and access to all ground floor rooms.

LOUNGE 14'6" x 10'10" (4.44m x 3.32m)

A good sized family room with wooden fireplace with marble hearth and wooden mantle

KITCHEN 8'9" x 9'11" (2.69m x 3.03m)

The kitchen comprises of a range of wall and base units, inset sink and complementary work surfaces with space for range cooker. Space for washing machine with double glazed window and door to dining room and to side entrance.

DINING ROOM 9'11" x 8'9" (3.03m x 2.69m)

A good sized dining room with coving to ceiling and double glazed window and radiator

DOWNSTAIRS WC

Fitted with a low level wc and fitted house boiler and radiator with frosted window to the side. door to side entrance.

FIRST FLOOR LANDING

Access to three good sized bedrooms and the house shower room with loft opening (not inspected)

BEDROOM 1 11'9" x 10'11" (3.59m x 3.33m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 2 14'6" x 8'3" (4.44m x 2.52m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 3 9'4" x 8'1" (2.87m x 2.47m)

A good sized bedroom with fitted radiator and double glazed window

SHOWER ROOM

The shower room contains a walk in corner shower enclosure with fitted mixer shower over wash hand basin, low flush WC with fully tiled walls and frosted double glazed window and fitted radiator.

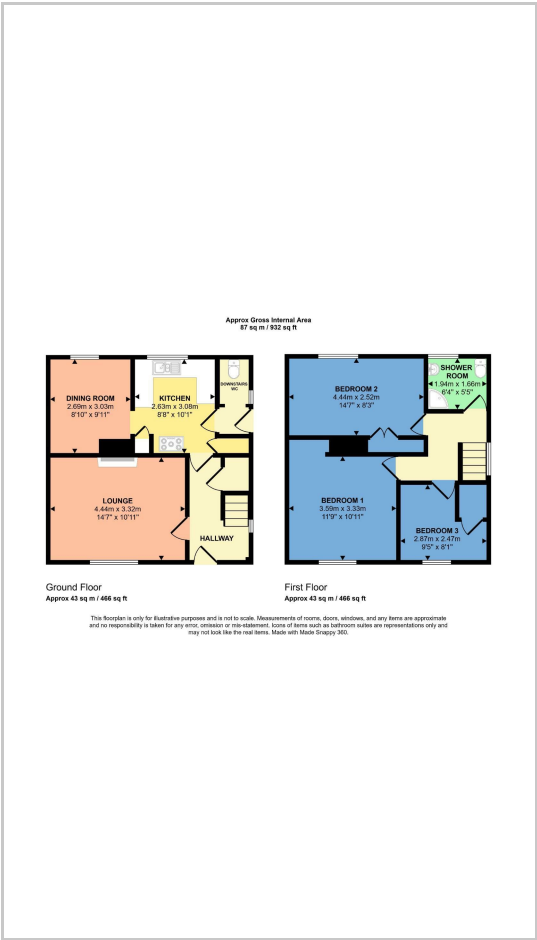
GARDENS

The property has on street parking. There is also gardens to the front and good sized garden to the rear.

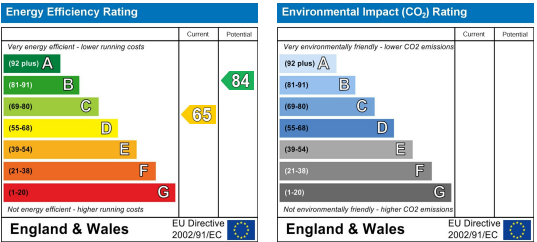
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.