

MARSH & MARSH PROPERTIES

44 West Street, Shelf, HX3 7LN

£150,000



****ATTENTION ALL FIRST-TIME BUYERS AND COUPLES**** A well-presented ONE BEDROOM property in the sought after location of Shelf perfect for a first-time buyer and/or couples. In brief on the first floor there is an entrance hall that leads directly into the lounge with a multi-fuel stove set in a gorgeous fireplace, and a kitchen installed in 2022 which also provides access to the rear garden. Upstairs there is a landing which leads to the bathroom that is a modern four-piece suite, and a bedroom with an exposed chimney breast. Externally, to the rear there is a lawn and patio area, and to the front there is on-street parking and a stone patio area. An internal inspection is strongly advised with this property.

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ENTRANCE HALL

Enter the property via a white UPVC door and into the cost entrance hall which homes the house alarm and leads directly into the lounge.

LIVING ROOM 4.5 x 4.5m (14'9 x 14'9)



A well-presented lounge with a fitted base cabinet, exposed original wooden beams and a stone wall. To complete this room there is a radiator and UPVC window. The lounge also provides access to the basement.

KITCHEN 4.5 x 2.5m (14'9 x 8'2)



A modern fitted kitchen installed in 2022 with a wide range of wall and base units including a built-in Bosch oven, hob, and extractor fan. There is an anthracite sink with chrome mixer tap, and ceiling spotlights as well as a UPVC window, and UPVC door to the rear garden.

LANDING



The landing area provides a useful storage space

and homes the combination boiler.



BEDROOM 2.6 x 3.4m (8'6 x 11'1)



A double bedroom with an open stone feature fireplace, radiator and UPVC window.

BATHROOM



A modern four-piece suite comprising of a bath, a glass shower cubicle with power shower, low flush toilet, and pedestal sink. To complete this room the walls are partially tiles and there is a chrome towel radiator and a UPVC window.



EXTERNAL



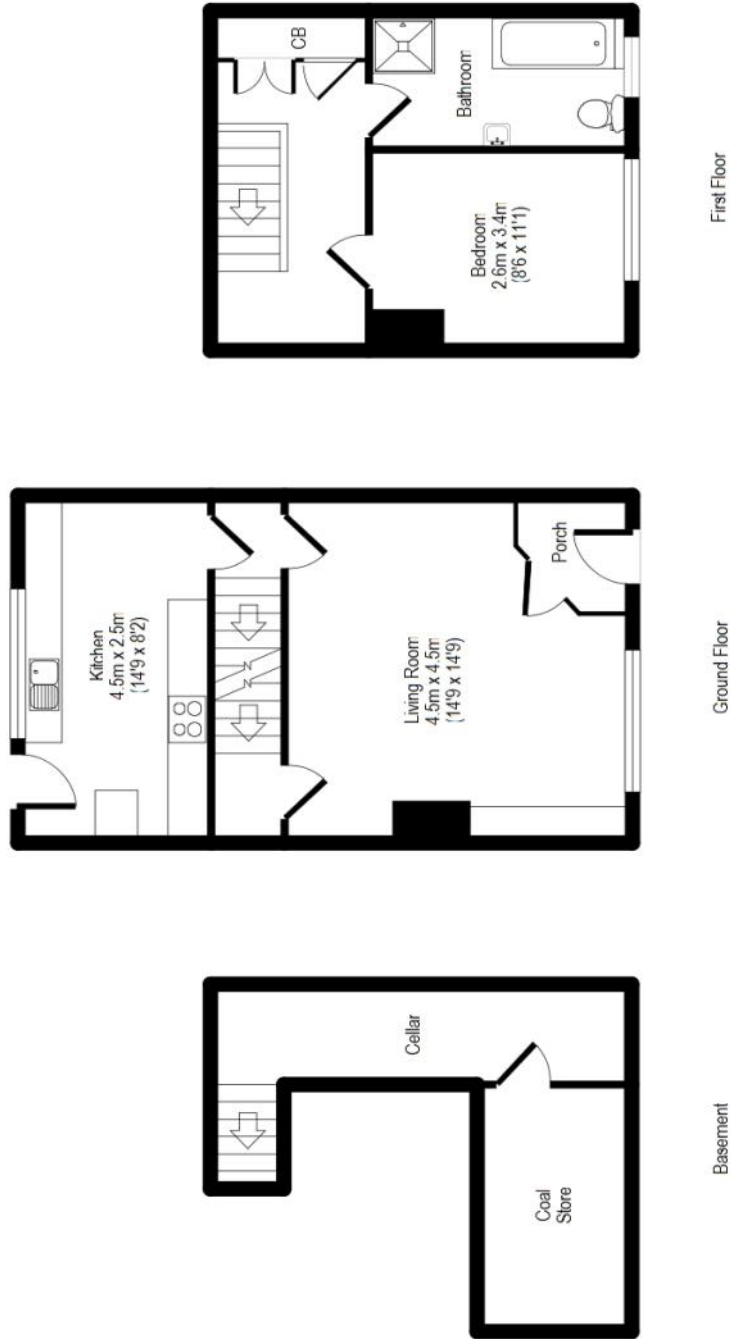
To the rear there is a lawn and patio area with mature flowers and the borders. To the front there is a stone patio with a stone wall separating the house from the pavement.

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