

# MARSH & MARSH PROPERTIES

*31 Edward Street, Sowerby Bridge, HX6 2NJ*

*£145,000*



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES, OR PROFESSIONAL COUPLES\*\***  
This beautifully presented TWO DOUBLE BEDROOM mid-terrace home has been recently renovated and is finished to a high standard and spec throughout. Situated close to a range of local amenities and within easy reach of highly regarded local schools, this property is ideal for those looking to step onto the property ladder. Internally, the ground floor comprises a welcoming entrance hall, a cosy lounge, and a modern dining kitchen that also provides access to the basement, offering further potential or storage. Upstairs, a landing leads to two generously sized double bedrooms and a stylish house bathroom. Externally, to the rear of the property is an enclosed yard with a stone-built outbuilding and a further flagged patio garden—perfect for relaxing or entertaining. An internal inspection is strongly advised to appreciate the space, style, and charm this home has to offer.

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### ENTRANCE HALL

A UPVC front door leads into the entrance hall, complete with wood effect laminate flooring.

### LIVING ROOM 4.0 x 3.2m (12'11 x 10'5)



A beautifully presented lounge featuring tasteful décor, solid engineered timber flooring, and a fireplace with a slate base and oak mantle housing a multi-fuel stove. Additional features include a modern radiator and a large UPVC window providing ample natural light.

### DINING KITCHEN 4.9 x 3.6m (16'0 x 11'9)



A spacious and modern fitted kitchen with a wide range of wall and base units topped with wooden worktops and splashback tiles. The one and a half

bowl sink features a copper mixer tap, and appliances include an integrated Bosch dishwasher along with a built-in double oven and hob. There is also space for a large American-style fridge freezer. The room is finished with solid engineered timber flooring, ceiling spotlights, coving, a large UPVC window, and a UPVC door providing access to the rear garden. This room also provides access to the basement.



### BASEMENT 4.9 x 3.2m (16'0 x 10'5)

A generous basement offering excellent storage and potential. It includes space and plumbing for a washing machine and dryer, houses the combination boiler, and benefits from power, lighting, a radiator, and a UPVC window.



## LANDING

The landing provides access to both bedrooms and the bathroom, as well as access to the loft.

## BEDROOM ONE 4.9 x 3.2m (16'0 x 10'5)

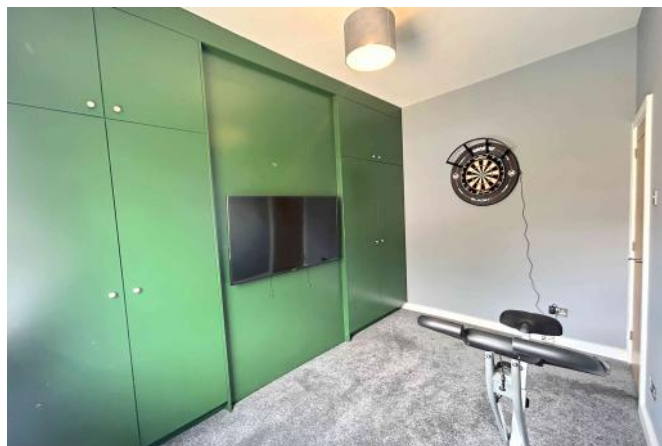


A large double bedroom fitted with three double wardrobes offering ample storage, complete with a radiator and a large UPVC window.

## BEDROOM TWO 3.0 x 3.6m (9'8 x 11'9)



Another double bedroom with fitted wardrobes, a radiator, and a large UPVC window.



## BATHROOM



A stylish four-piece bathroom suite comprising a freestanding bathtub with handheld shower, a glass shower cubicle with rainfall and handheld power shower, a low flush toilet, and a vanity sink unit. The room features tiled floors and walls, a chrome towel radiator, ceiling spotlights, and a UPVC window.

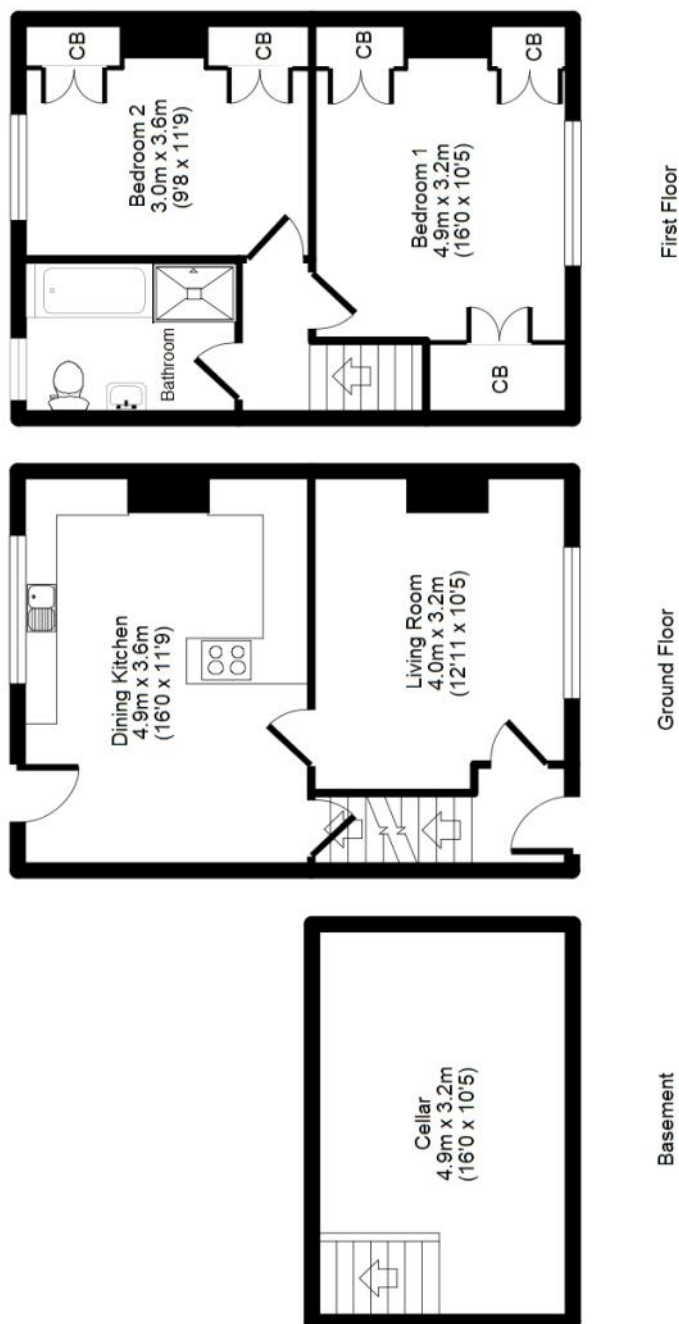
## EXTERNAL

To the front, steps rise from the pavement to the front entrance. At the rear, there is an enclosed yard with a stone-built outbuilding and an additional flagged patio area offering a pleasant outdoor space.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 885 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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