

# MARSH & MARSH PROPERTIES

69 Avondale Road, Shipley, BD18 4QU

£350,000



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** A spacious semi-detached 3/5 BEDROOM family home situated in Shipley, with local schools and amenities within walking distance and Saltaire and Shipley town centre just a five-minute drive away. This well-presented property offers versatile living spaces and multiple reception rooms, making it ideal for modern family life and entertaining. In brief, the ground floor comprises an entrance porch, hallway, lounge, kitchen, dining room, summer room, cloakroom, and a versatile games room/bedroom five. To the first floor, a landing provides access to a partly boarded loft via a pull-down ladder, three double bedrooms, a single bedroom, and the house bathroom. Externally, the property benefits from a driveway to the front with parking for multiple vehicles, while to the rear is a private, enclosed, low-maintenance garden featuring a flagged patio and artificial grass area, perfect for family use. An internal inspection is strongly advised to fully appreciate the space this property has to offer.

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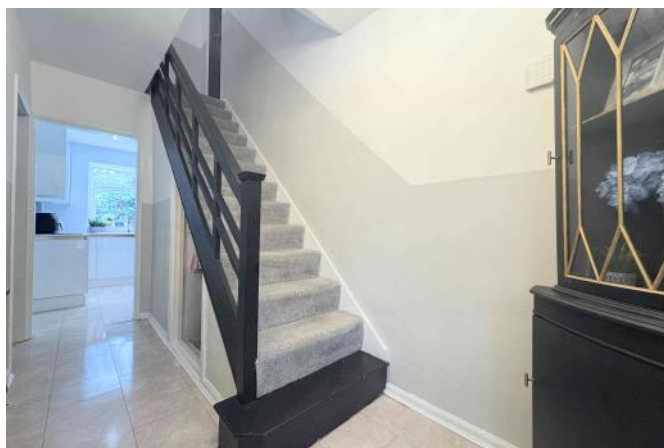


### ENTRANCE PORCH



A welcoming entrance porch with a UPVC front door and windows.

### HALLWAY



The hallway features an open staircase with useful under-stair storage and a radiator.

### LIVING ROOM 3.4 x 4.5m (11'1 x 14'9)



A comfortable lounge with an electric fire and the potential to install a multi-fuel stove. A large UPVC bay window fills the room with natural light.



### DINING KITCHEN 4.9 x 2.8m (16'0 x 9'2)



A modern fitted kitchen including a sink with gold mixer tap and splashback. Integrated appliances



comprise a tall fridge freezer and dishwasher, alongside a built-in oven, microwave, induction hob, and extractor fan. A useful storage cupboard, ceiling spotlights, UPVC windows, and a UPVC door opening to the rear garden complete the room.

#### **DINING ROOM 3.2 x 2.8m (10'5 x 9'2)**



A versatile dining room with sliding doors leading into the conservatory and a radiator. Currently used as a playroom.

#### **SUMMER ROOM 2.3 x 2.3m (7'6 x 7'6)**



A peaceful space featuring floor to ceiling UPVC windows and sliding doors opening directly to the rear garden.

#### **GAMES ROOM / BEDROOM FIVE 3.2 x 4.5m (10'5 x 14'9)**

A converted garage currently used as a games room and bar, with potential to serve as a ground floor bedroom. The room benefits from wood-effect laminate flooring, space and plumbing for a washing machine and dryer, ceiling spotlights, and a UPVC window.



#### **w/c**



A ground floor w/c fitted with a low flush toilet and wood-effect laminate flooring.

#### **LANDING**

The landing provides access to all first-floor rooms and the partially boarded loft, which is accessible via a pull-down ladder.

#### **BEDROOM ONE 3.4 x 4.5m (11'1 x 14'9)**

A spacious double bedroom featuring decorative wall panelling, full-length fitted wardrobes with mirrored sliding doors, a radiator, and a UPVC bay window.





**BEDROOM THREE 1.8 x 2.7m (5'10 x 8'10)**



**BEDROOM TWO 3.4 x 2.8m (11'1 x 9'2)**



A single bedroom with a radiator and UPVC window.

**OFFICE / BEDROOM FOUR 3.4 x 6.8m (11'1 x 22'3)**



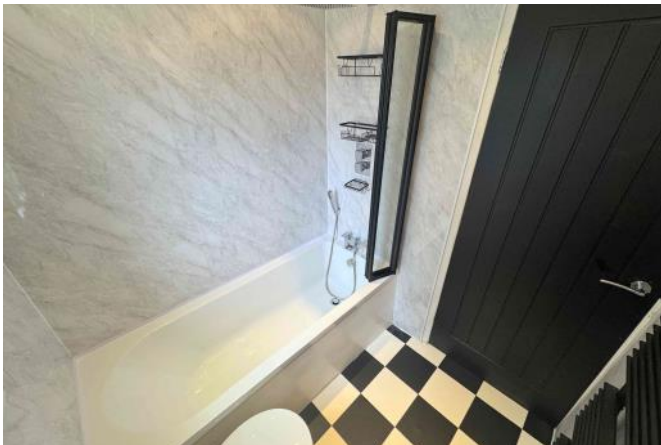
A well-proportioned double bedroom with a radiator and UPVC window.





Offering flexibility as a double bedroom or office space this unique room is finished with ceiling beams, two Velux windows, and a radiator.

## BATHROOM



A three-piece suite comprising a bath with rainfall and handheld shower above, a pedestal sink, and a low flush toilet. The room is finished with wall cladding, ceiling spotlights, an extractor fan, a towel radiator, and a UPVC window.

## EXTERNAL



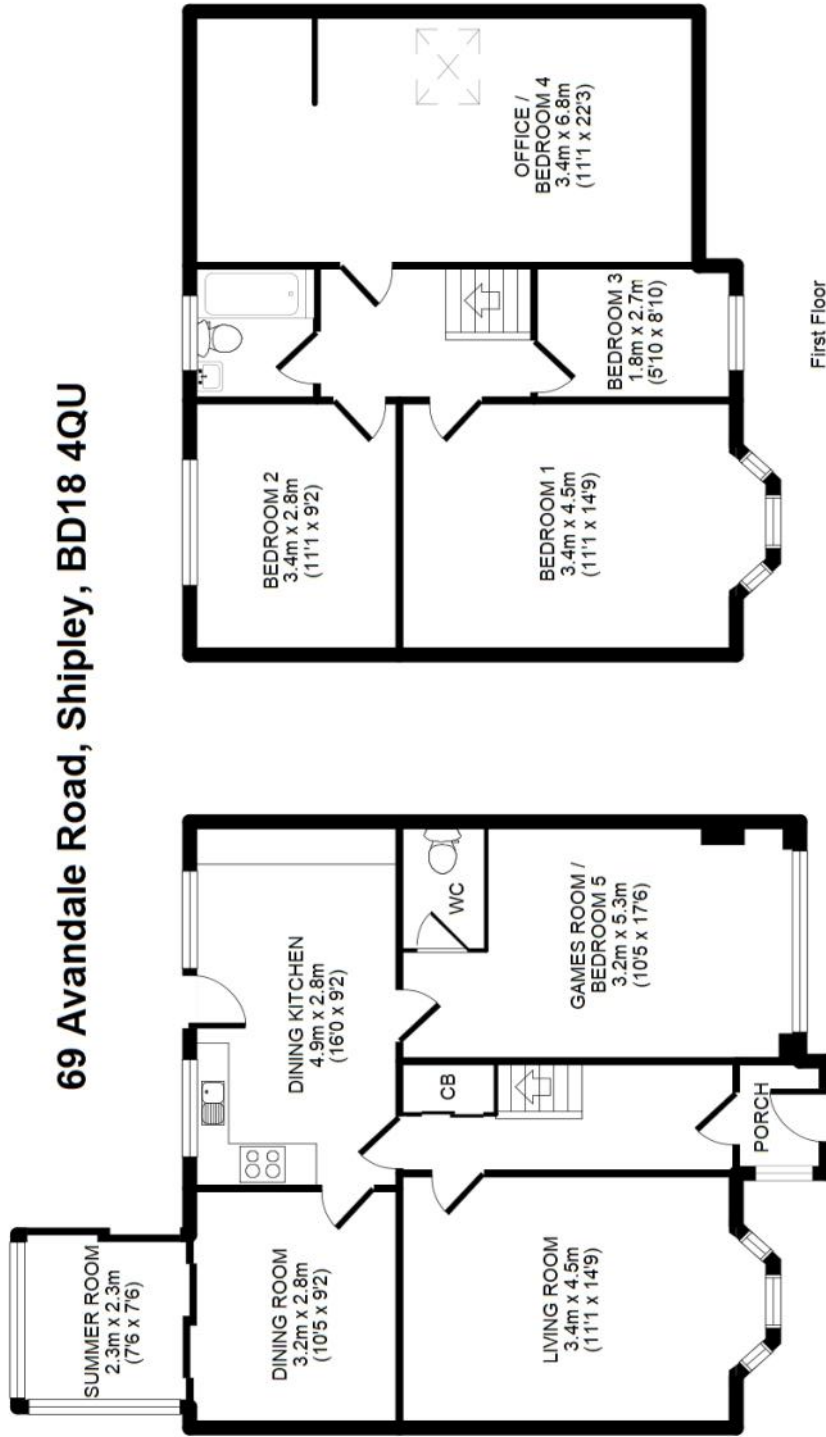
To the front, a shared driveway leads to a private drive with parking for multiple vehicles. To the rear, the property enjoys an enclosed, low-maintenance garden with a combination of

flagged patio and artificial grass, creating a child-friendly outdoor space. A freestanding shed provides additional storage.



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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131 sq. m / 1414 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.

(c) Marsh and Marsh Properties

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