



Primrose Lane | Halton | LS15 7QL

£210,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating TBC

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*** THREE BEDROOM SEMI-DETACHED HOUSE * REQUIRES MODERNISATION * GREAT LOCATION ***

Presenting this semi-detached property that offers potential to make it your own. Having had one careful owner for the last seventy five years the property is well maintained but does require some modernisation. Benefitting from a replaced boiler (2022) and having a ground floor w.c and well proportioned rooms this presents an excellent opportunity for those who wish to put their unique stamp on a property situated in a convenient and popular location.

Internally, the property comprises a living room, dining room, kitchen and guest w.c. To the first floor are three bedrooms and the house bathroom. The three bedrooms include two generous double rooms with fixture cupboards. Outside there are gardens to the front and rear with driveway and garage.

The location is placed well for local amenities, shops, bars and restaurants at both Crossgates shopping centre and the Halton retail district. For the commuter there are excellent transport links to both the main arterial roads and the motorway network and of course Crossgates railway station offers a good commute into the centre of Leeds.

Viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

Call now to arrange your viewing

Ground Floor

Entrance Hall

Enter through a hardwood glazed door with leaded glazed side panels. The hallway has a central heating radiator and a staircase rising to the first floor.

Living Room 3.99m x 3.48m (13'1" x 11'5")

The living room is flooded with light through the large box bay double-glazed window. A feature fireplace incorporates a living flame gas fire (serviced Dec 2024) and a central heating radiator.

Dining Room 3.23m x 3.62m (10'7" x 11'11")

Offering potential to open the room to the kitchen the dining room offers ample space for a dining table and chairs or could be a second sitting room. The sellers have informed us the gas fire here has been disconnected, however the room is served with a central heating radiator and has a double-glazed window to the rear.

Kitchen 1.93m x 3.91m (6'4" x 12'10")

Fitted with a range of wall and base units incorporating a composite sink with side drainer and mixer tap. Space and plumbing for a washing machine and space for a tall fridge freezer. Gas cooker (serviced Dec 2024). Double-glazed windows to the side and rear and a PVCu double-glazed door gives access to the rear garden.

WC

Fitted with a hand wash basin and a low flush w.c. Double-glazed window to the side.

First Floor

Landing

With a double-glazed window to the side elevation and loft hatch giving access to the roof space.

Bedroom 1 4.12m x 3.37m (13'6" x 11'1")

A double bedroom placed to the front with fitted wardrobes to one wall. Central heating radiator and a double-glazed window.

Bedroom 2 3.10m x 3.07m (10'2" x 10'1")

A second double bedroom with built in wardrobes to the chimney breast recesses, a central heating radiator and a double-glazed window to the rear.

Bedroom 3 2.18m x 1.83m (7'2" x 6'0")

A single bedroom with a double-glazed window and a central heating radiator.

Bathroom

The bathroom is fully tiled and fitted with a coloured three piece suite which comprises; panelled bath, a pedestal hand wash basin and low flush w.c. A fixture cupboard houses the central heating boiler (replaced 2022) and offers storage for linens and towels. Central heating radiator and double-glazed window to the rear.

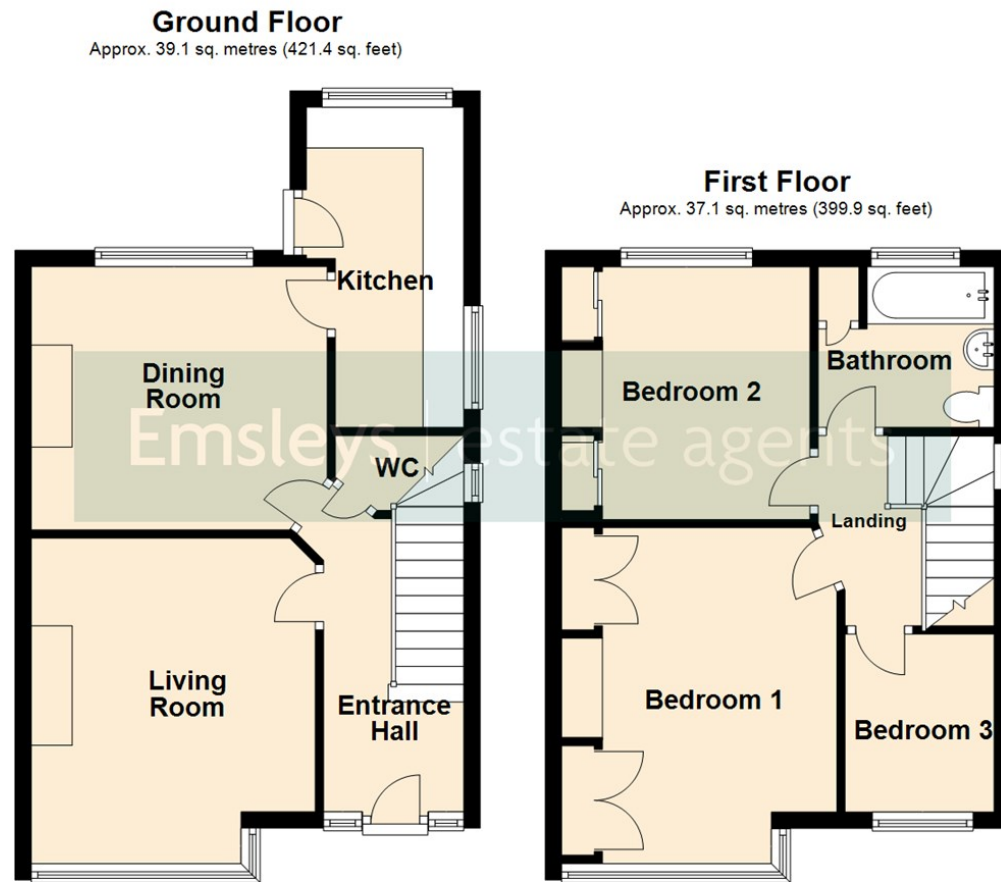
Exterior

To the front, the property is accessed through double driveway gates which open to a neat garden with a small lawn with flower bed borders. A paved driveway offers off road parking and in turn leads to a sectional garage which has an up and over door, power and light. The rear garden is enclosed and is multi-level with lawn, borders, a small seating area and greenhouse to the rear of the garage.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights. Turn left onto Station Road and proceed along, at the train station turn right over the carriageway and take the third turning onto Green Lane. Proceed along Green Lane until you approach the Leodis public house and take the right hand turn onto Primrose Lane where the property can be found on the right hand side identified by the Emsleys For Sale Board.





Total area: approx. 76.3 sq. metres (821.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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