



6 Norristhorpe Avenue, Liversedge, WF15 7AD

£250,000

bramleys





Situated in a cul de sac in an ever popular location is this extremely well presented semi detached house. The property has been extended and much improved by the vendor and will make an ideal family home. Featuring uPVC double glazing and gas central heating system, and having a modern kitchen/dining/family room, a utility area and ground floor shower room. The three bed roomed accommodation is situated on a good sized plot with block paved driveway parking, attached garage and enclosed lawned rear garden. With local amenities and well regarded schooling nearby along with easy access to major road and rail links, this will make a perfect base for any buyer and an early viewing is a must!





## GROUND FLOOR

### Porch

A uPVC double glazed door leads into the porch with a further door into the property.

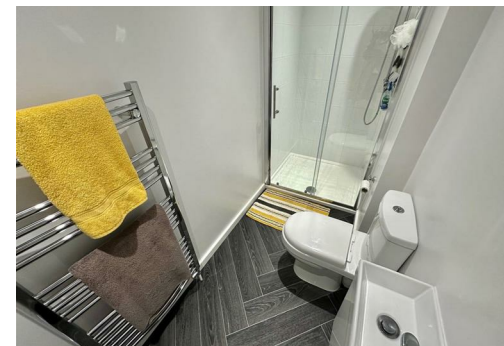
### Entrance Hall

With stairs to the first floor and a central heating radiator.

### Lounge

15'1" x 10'8" (4.57m'1.52m" x 3.05m'2.44m")

Situated to the front, this good sized lounge is well presented and has a central heating radiator and a uPVC double glazed window. To one wall is a fireplace with hearth and inset fire.



### Kitchen/dining/family room

18'5" x 16'9" (5.49m'1.52m" x 4.88m'2.74m")

This versatile extended family space has a well fitted kitchen area with a range of wall and base units with work surfaces, tiled splash backs and inset sink unit with drainer. Integrated within the kitchen is a four ring hob with extractor over and built in under oven, plus a fridge, freezer and dishwasher. A spacious dining and relaxing area is beyond and has two central heating radiators, spotlights to the ceiling and uPVC double glazed French doors out to the rear garden.

### Utility Area

With a contemporary range of inbuilt storage cupboards, central heating radiator and plumbing for a washing machine. A door leads into the garage.

### Garage

An attached single garage with power, lighting and some built in cupboards.

### Shower Room

A modern shower room furnished with a walk in shower cubicle, a WC and a wash basin set within a vanity unit. There is a ladder style radiator.

### Lobby

Having a rear uPVC double glazed door leading out to the rear, along with a central heating radiator.



## FIRST FLOOR

### Landing

Having a built in storage cupboard and a side uPVC double glazed window.

### Bedroom 1

14'1" x 10'8" (4.27m'1.52m" x 3.05m'2.44m")

Located to the front and having a central heating radiator and a uPVC double glazed window. To one wall is a range of fitted wardrobes.



### Bedroom 2

12'3" x 9'4" (3.66m'0.91m" x 2.74m'1.22m")

Another double bedroom overlooking the rear and having a fitted wardrobe and desk/vanity space. There is a central heating radiator and a uPVC double glazed window.

### Bedroom 3

7'7" x 6'0" (2.13m'2.13m" x 1.83m'0.00m")

With a central heating radiator and a uPVC double glazed window overlooking the front.

### Bathroom

Furnished with a bath, a wash basin and a WC and a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking facilities and leading to the attached garage. To the rear is a good sized enclosed garden with paving, lawns and raised planted area.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

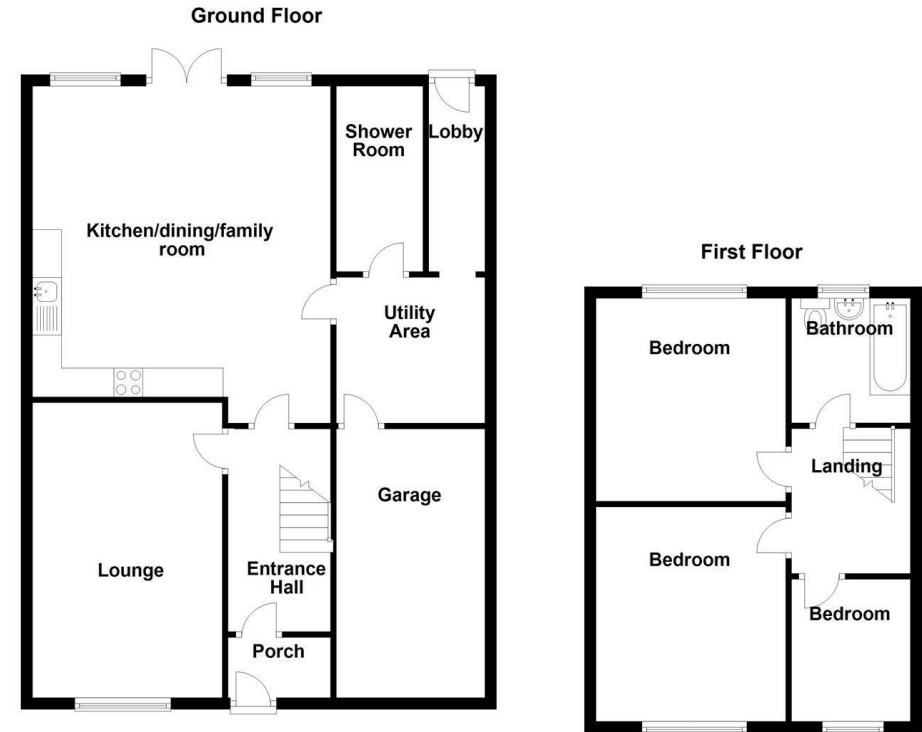
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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

