



## 5 Sefton Crescent, Brighouse, HD6 2LZ

£247,500



# 5 Sefton Crescent, Brighouse HD6 2LZ

This three-bedroom dormer bungalow, available with no onward chain, features spacious living areas, modern amenities, and a well-maintained exterior. With ample parking, a double garage, and inviting gardens, it is an ideal family home.



Council Tax Band: C



Presenting a three-bedroom dormer bungalow available on the market with no onward chain. This property offers a large driveway, a double garage, and a newly renovated interior, perfect for families seeking a comfortable and functional home.

#### Exterior

**Driveway and Garage:** The property features a large driveway with space for four vehicles and a double garage equipped with water supply, electrics, and a side access door.

#### Ground Floor

**Entrance Hall:** Enter through a new front door, under five years old, into the welcoming entrance hall.

**Bathroom:** To the left is a newly fitted bathroom comprising a walk-in shower, heated towel rail, hand wash basin, disabled access height WC, and an obscured side-facing window.

**Bedroom 1:** To the right, this spacious bedroom includes fitted wardrobes to maximize space and ample room for a king-size bed. A large front-facing window allows natural light to flood the room. All windows in the property are just five years old.

**Hallway:** Features a handy under-stairs storage cupboard leading straight ahead into the open-plan lounge/diner.

**Lounge/Diner:** The living room boasts sliding doors to the rear patio and garden, an electric fireplace, and radiators. The dining area provides enough space for a dining table and chairs and includes a side-facing window.

**Kitchen:** Comprises a range of wall and base units with integrated appliances such as an oven, hob, extractor fan, sink, tap, and drainer. The fridge freezer, washing machine, and dishwasher are negotiable. Finished with wood-effect lino flooring.

#### First Floor

**Bedroom 2:** Accommodates a king-size bed, a negotiable wardrobe, a built-in storage cupboard, and carpet flooring. A front-facing window invites natural light into the room.

**Bedroom 3:** Provides space for a double bed, including a side-facing window and carpet flooring.

**WC:** The first-floor WC has not yet been completed with fittings, but boxes in the third bedroom include a vanity unit, tap, toilet, and tiles for easy installation.

#### Exterior

**Gardens:** The property features front and rear gardens, with recent re-rendering and new guttering enhancing its appeal. The rear garden boasts a new patio, a raised lawn area, and greenery for privacy. The garden extends around the back of the garage to another patio and seating area, perfect for enjoying the sun.

This well-maintained dormer bungalow combines modern living spaces with extensive outdoor areas, making it an ideal choice for a comfortable family home.

Please note that the garage roof will need replacing in the future.

**Agent Note -** The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.









