



## 70 Barge Avenue, Sowerby Bridge, HX6 2FL

Offers Over £325,000



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This spacious and well-presented 3-bedroom semi-detached property is now available at a fantastic price, offering modern features and practical design perfect for family living. This property offers a fantastic blend of modern design, practicality, and beautiful surroundings, making it an excellent opportunity for families or anyone seeking a peaceful retreat.



Council Tax Band: D



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#### Ground Floor:

**Entrance Hall:** Upon entering, you'll find a spacious hallway with ample storage for coats and shoes, including a convenient cloakroom cupboard. The hallway also provides internal access to the garage and a downstairs WC.

**Ground Floor Bedroom:** This generous double bedroom is ideal for guests, offering privacy with canal views and a large window overlooking the wrap-around garden. There's ample space for furniture and wardrobes, and the adjacent WC enhances its functionality as a private retreat.

#### First Floor:

**Kitchen:** The first floor features a modern kitchen equipped with a range of sleek wall and base units, integrated appliances, and space for a dining table and chairs. The south-facing balcony is a standout feature, offering sunlight throughout the day and double doors that flood the room with natural light.

**Living Room:** The spacious living room offers a Juliet balcony overlooking the serene canal, providing picturesque views. This area has plenty of space for comfortable seating and other living room furniture.

#### Second Floor:

**Office/Third Bedroom:** The third bedroom, currently utilized as an office, features built-in wardrobes and offers flexibility for various needs.

**Hallway:** The second-floor hallway includes a large airing cupboard for additional storage.

**Family Bathroom:** The modern family bathroom features a bath with a shower overhead, WC, and hand wash basin, designed with a clean and functional layout.

**Master Bedroom:** The master bedroom is another generous double room, complete with an en-suite shower room, fitted wardrobes, and a large window that frames the tranquil canal views.

#### Additional Features:

**New Boiler:** The property is fitted with a modern boiler, just 5 years old.

**Driveway:** The private driveway provides parking for two vehicles, with a gate for added security and privacy.

**Wrap-Around Garden:** Externally, the property boasts a wrap-around garden with stunning views of the canal, perfect for outdoor relaxation and entertainment.

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#### Agent Notes & Disclaimer.

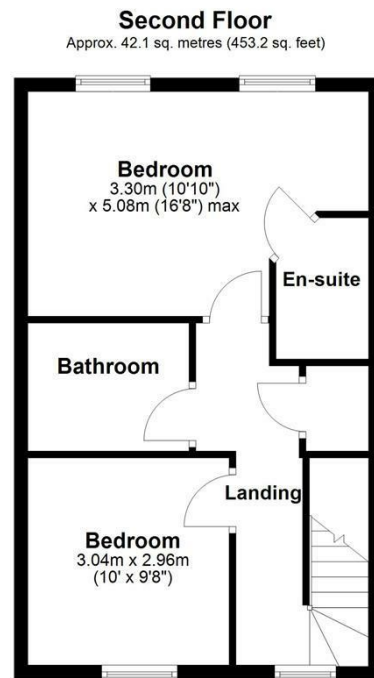
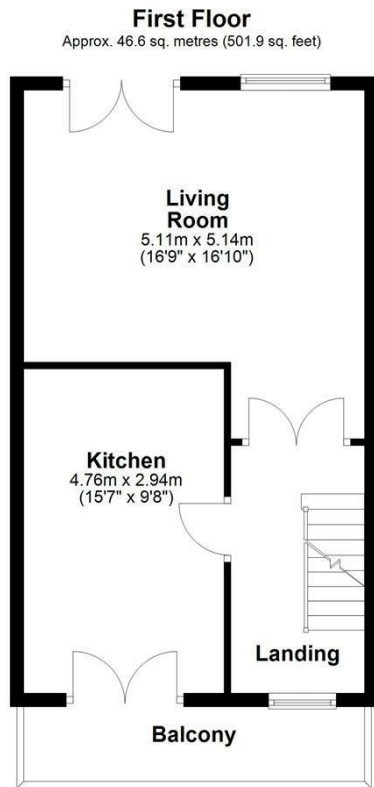
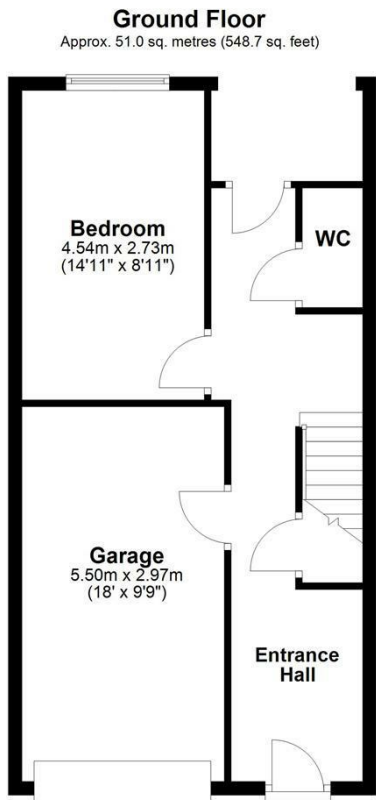
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Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

