

DESCRIPTION

THREE BEDROOMS *SEMI DETACHED* *NO CHAIN* *GREAT LOCATION*

Welcome to this delightful three-bedroom semi-detached property, gracefully situated in the desirable area of Briercliffe. With its tasteful design and thoughtful layout, this home offers an inviting atmosphere for comfortable living. Upon entering, you are greeted by a welcoming hallway leading to the heart of the home. The ground floor features a convenient downstairs WC, perfect for guests and daily convenience. The spacious kitchen diner beckons gatherings and culinary delights, providing ample space for family meals and entertaining. Adjacent, the cosy living room offers a retreat for relaxation, complete with warm ambiance and plenty of natural light.

Upstairs, three comfortable bedrooms await, each offering peaceful sanctuaries for rest and rejuvenation. Continuing through, you'll find a modern shower room, exemplifying contemporary style and functionality.

Outside, the property boasts a driveway for convenient parking, ensuring hassle-free arrivals and departures.

The generous outdoor space provides an ideal setting for enjoying sunny days, hosting barbecues, or simply unwinding amidst nature's beauty.

With no onward chain, this home presents an exciting opportunity to move in swiftly and begin crafting memories in your new abode.

Conveniently situated close to reputable schools, excellent transport links, and a variety of local amenities, this property ensures both practicality and community access. Whether it's shopping, dining, or leisure activities, everything you need is within.







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GOLD WINNER

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Entrance Hallway

Fitted carpet, doorway leading to the living room and stairs leading to the first floor.

Living room 13'2" x 14'4"

uPVC double glazed window to the front aspect, fitted carpet, light point, TV point and a radiator.

Dining kitchen 16'8" x 10'11"

A fully fitted kitchen with a mixture of base and wall-mounted units, a four-ring gas hob with overhead extractor and integrated oven, stainless steel sink with mixer tap,, vinyl flooring, ceiling light point, uPVC door to the rear, large double-glazed window to the side, ample room for a dining table, access to the downstairs toilet, space for a washing machine, radiator and access to the boiler.

Downstairs W.C.

Push button WC, sink with chrome taps, ceiling light point, laminate flooring and a frosted uPVC window.

Landing

Fitted carpet, an airing cupboard, loft hatch and uPVC double glazed window.

Bedroom one 9'1" x 13'2"

A room of double proportions with fitted carpet, uPVC window, radiator and light point.

Bedroom two 9'7" x 12'1"

Another room of double proportions with a uPVC window, radiator and a light point.

Bedroom three 7'3" x 9'2"

A room of single proportions with a radiator, uPVC window and light point.

Shower Room 6'8" x 5'5"

Tiled flooring, a rainfall walk in shower cubicle, a low-level WC, partially tiled walls, radiator, ceiling spotlights and a uPVC frosted window.

Exterior

Front - Driveway, mostly laid to lawn and access to the rear garden.

Rear- Flagged patio area with flower beds, mature shrubs and ample room for outdoor furniture.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'B'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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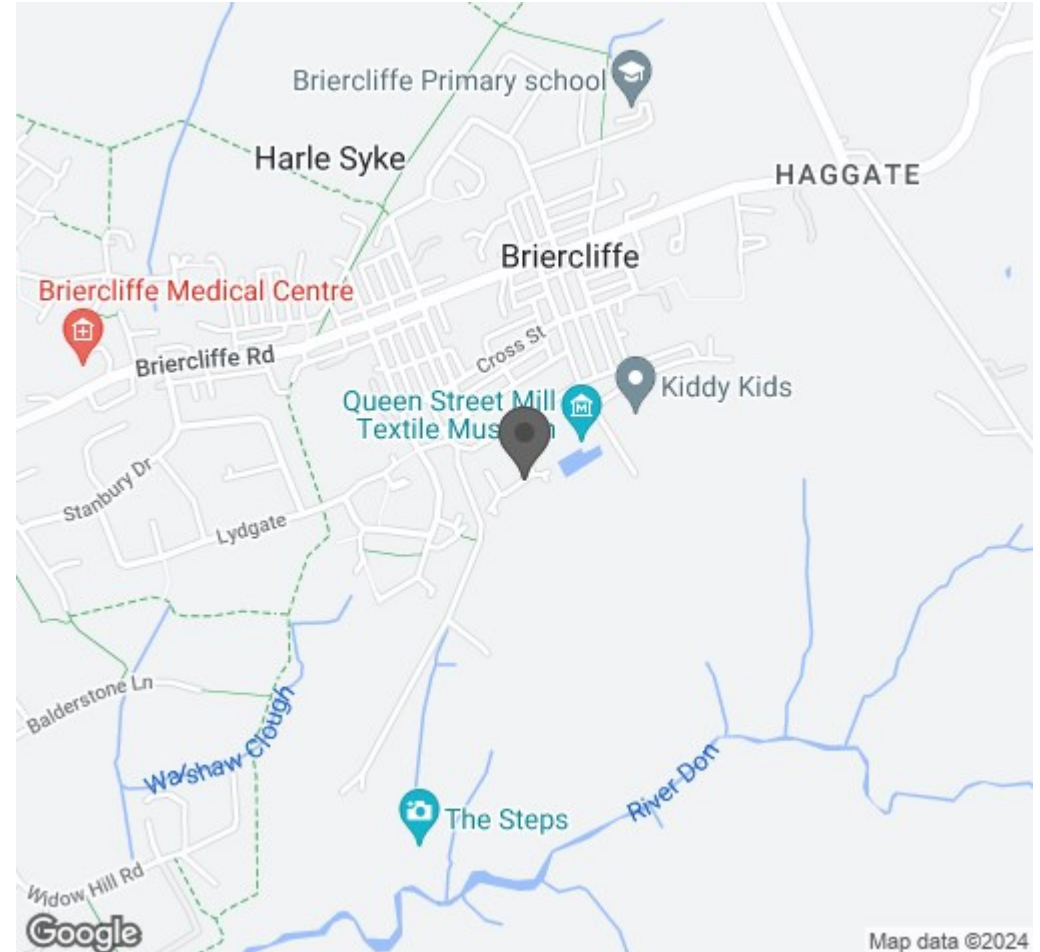
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Total area: approx. 80.0 sq. metres (861.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
 Plan produced using PlanUp.

48 McLinden Court

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