

Norristhorpe Lane, Liversedge WF15 7AL

# welcome to

# Norristhorpe Lane, Liversedge

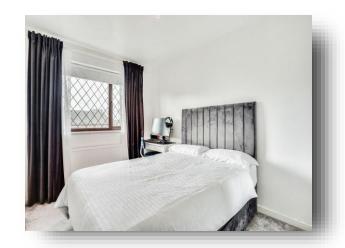
Guide Price £335,000 - £350,000 LOOKING FOR YOUR FOREVER A READY-MADE FAMILY HOME WITH WELL-PROPORTIONED LIVING SPACE INSIDE AND OUT IN THE EVER POPULAR LOCATION OF NORRISTHORPE LANE, LIVERSEDGE? THEN YOUR SEARCH IS OVER!!

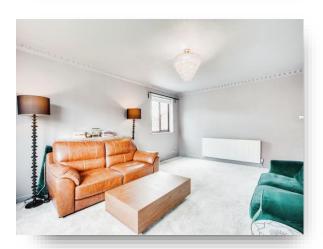












# **Entrance Lobby**

Double glazed lead effect window and door to front, gas central heating radiator and laminate flooring. Spotlights to ceiling and stairs to first floor landing.

# **Reception One**

17' 9" x 13' 2" ( 5.41m x 4.01m )

Double glazed lead effect windows to front and side, two gas central heating radiators and TV point. Detailed coving to ceiling.

# **Reception Two**

18' x 10' 9" ( 5.49m x 3.28m )

Double glazed lead effect window to front and rear, gas central heating radiator and laminate flooring. Detailed coving to ceiling, telephsone and TV points. Fitted white gloss media wall and storage. Open to conservatory.

# Conservatory

14' 3" x 8' (4.34m x 2.44m)

Of part Upvc construction. Double glazed windows to front, rear and sides. Wall lights, laminate flooring and gas central heating radiator. Pitched roof. Double glazed doors to garden.

#### Kitchen

10' 2" x 9' 9" ( 3.10m x 2.97m )

Modern fitted white gloss kitchen with a range of wall and base units, complementary work surfaces and Upvc splashbacks. Stainless steel sink drainer with mixer tap. Five ring gas hob, double electric oven and wall mounted cooker hood. Integrated washing machine, dishwasher, fridge and freezer. Wall mounted boiler and double glazed lead effect windows to side.

# **Ground Floor Shower Room**

Double shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below. Ladder style radiator, tiled walls and floor where visible. Double glazed lead effect window to rear.

# **Inner Hallway**

Laminate flooring, understairs storage cupboard.

# **First Floor Landing**

Access to loft space, built in storage cupboard and doors to first floor accommodation.

#### **Bedroom One**

13' 4" x 10' 7" ( 4.06m x 3.23m )

Double glazed lead effect window to front, fitted wardrobes with overhead storage to three walls. Gas central heating radiator. Feature panelling to walls and ceiling.

#### **Bedroom Two**

11' x 10' 6" ( 3.35m x 3.20m )

Double glazed lead effect window to front, fitted wardrobes to one wall and feature panelling to one wall. Gas central heating radiator and TV point.

#### **Bedroom Three**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed lead effect window to side, fitted wardrobes to one wall and gas central heating radiator.

# **Bedroom Four**

10' 3" x 8' 4" ( 3.12m x 2.54m )

Double glazed lead effect window to side and gas central heating radiator.

# **Family Bathroom**

Double glazed lead effect window to rear. Tiled bath with mixer tap and shower attachment, wash hand basin with mixer tap and WC. Gas central heating radiator, built in storage cupboard and tiled walls where visible.

#### **Exterior**

The property sits on a good sized plot, with wrap around gardens. The front and rear gardens have been lawned. Side garden laid with imprinted concrete as well as imprinted concrete driveway providing off parking for multiple vehicles. Outside lighting and water tap. Plant and borders.

# **Double Detached Garage**

18' 1" x 15' 6" ( 5.51m x 4.72m )

Benefiting from an up and over door. Power and light. Double glazed patio door to garden.





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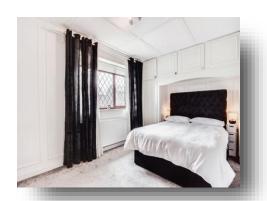
# Norristhorpe Lane, Liversedge

- Guide Price £335,000 £350,000
- Four Double Bedroom Detached Family Home
- Two Reception Rooms, 14ft Conservatory

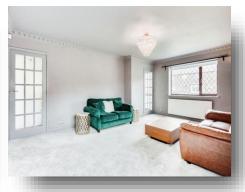
Tenure: Freehold EPC Rating: C

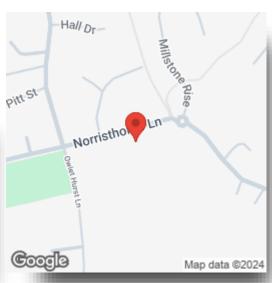
guide price

£335,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DWS116583 - 0008

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