



Barrington Close, Southowram HALIFAX HX3 9RA

welcome to

Barrington Close, Southowram HALIFAX

A three bedroom semi detached property situated in Southowram. Located close to local amenities, school and transport links. The property benefits from off street parking to the front, a garage to the side and a paved area to the rear of the property. Call us now to book viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front elevation.

Lounge

12' 9" x 12' 2" (3.89m x 3.71m)

The lounge benefits from carpet flooring, wall lights, electric fire, gas central heating radiator and a DGW UPVC window to the front elevation.

Dining Room

10' 7" x 9' 11" (3.23m x 3.02m)

The dining room benefits from carpet flooring, ceiling light point, gas central heating radiator and a UPVC DGW french doors to the rear elevation and has a UPVC DGW window to the rear.

Kitchen

10' 6" x 7' 2" (3.20m x 2.18m)

The kitchen benefits from laminate flooring, strip light, gas central heating radiator, UPVC door to the side elevation, DGW window to the to the rear elevation. The kitchen has an electric oven with induction hob and worktop over and wall units.

Downstairs W/C

Downstairs W/C benefits from vinyl flooring, tiled walls, pedestal sink and a low level W/C.

Landing

The landing benefits from carpet flooring, light point and a UPVC DGW window to the side elevation

Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m)

Bedroom one benefits from carpet flooring, ceiling light point, gas central heating radiator and a DGW UPVC window to the front elevation.

Bedroom Two

Bedroom two benefits from carpet flooring, gas central heating radiator, ceiling light point, fitted wardrobes and a DGW UPVC window to front elevation.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

Bedroom three benefits from carpet flooring, gas central heating radiator, ceiling light point and a UPVC DGW window to the front elevation.

Bathroom

The bathroom benefits from vinyl flooring, tiled walls, ceiling light point, gas central heated towel rail, two UPVC DGW window to the rear elevation and has a walk in shower with a pedestal sink and a low level W/C.



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welcome to

Barrington Close, Southowram HALIFAX

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUTHOWRAM LOCATION
- CLOSE TO LOCAL SCHOOL & AMENITIES
- DRIVEWAY AND GARAGE
- PAVED AREA TO THE REAR

Tenure: Freehold EPC Rating: C

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113344 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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