



7 Marina Gardens, Sowerby Bridge, HX6 2BN

£140,000

Offered FOR SALE is this TWO bedroom mid terrace in the popular area of Sowerby Bridge. Accommodation comprises; Entrance lobby, lounge, dining kitchen with utility area and understairs storage. To the first floor; landing, two bedrooms and shower room. Gardens front and rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door to front, staircase access to first floor and door to lounge;

Lounge 11'5" x 11'5" exc. bay (3.5 x 3.5 exc. bay)



Upvc double glazed half bay window to front, radiator, telephone point and t.v. point. Door to dining kitchen;

Dining Kitchen 8'6" x 11'5" (2.6 x 3.5)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Indesit' electric oven, 'Logik' electric hob with splashback and extractor fan. Stainless steel sink and drainer, plumbing for washing machine and dishwasher. Radiator, Upvc double glazed window and Upvc obscure double glazed door to rear. Door to utility area and understairs storage. Space for dryer, electric meter and fusebox. Wall mounted 'Vaillant' condensing combi boiler and Upvc double glazed window to rear.

First Floor

Landing

Doors to shower room and bedrooms;

Bedroom One 11'7" x 11'11" (3.55 x 3.65)



Double bedroom with radiator, air vent and fitted wardrobes. Upvc double glazed window to front.

Bedroom Two 8'4" x 8'8" (2.55 x 2.65)



Double bedroom with radiator, laminate floor and air vent. Storage cupboard to one alcove, loft hatch and Upvc double glazed window to rear.

Shower Room 5'4" x 5'6" (1.65 x 1.7)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with sliding glass door, grab rail and mains shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to rear. Extractor fan.

External



To the front is an artificial lawn with borders having various bushes and shrubbery. To the rear is a pebbled garden with gas meter, security light and outside tap. Wooden shed.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

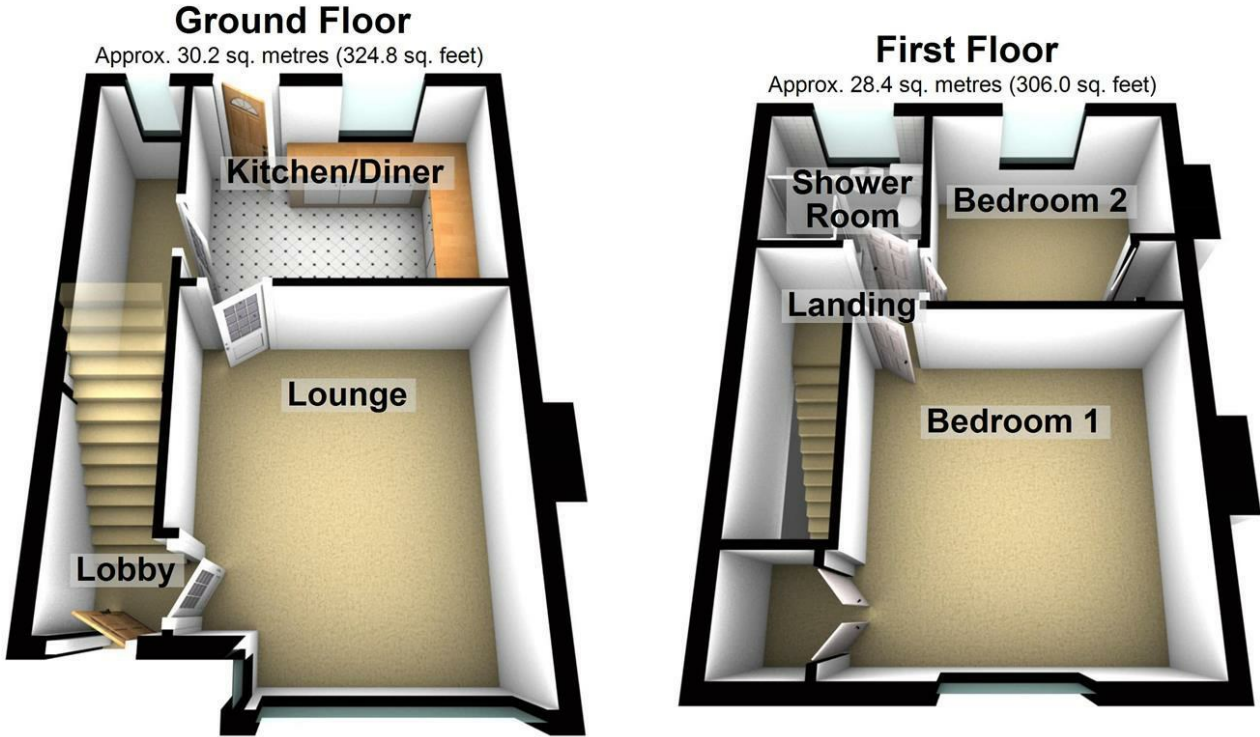
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

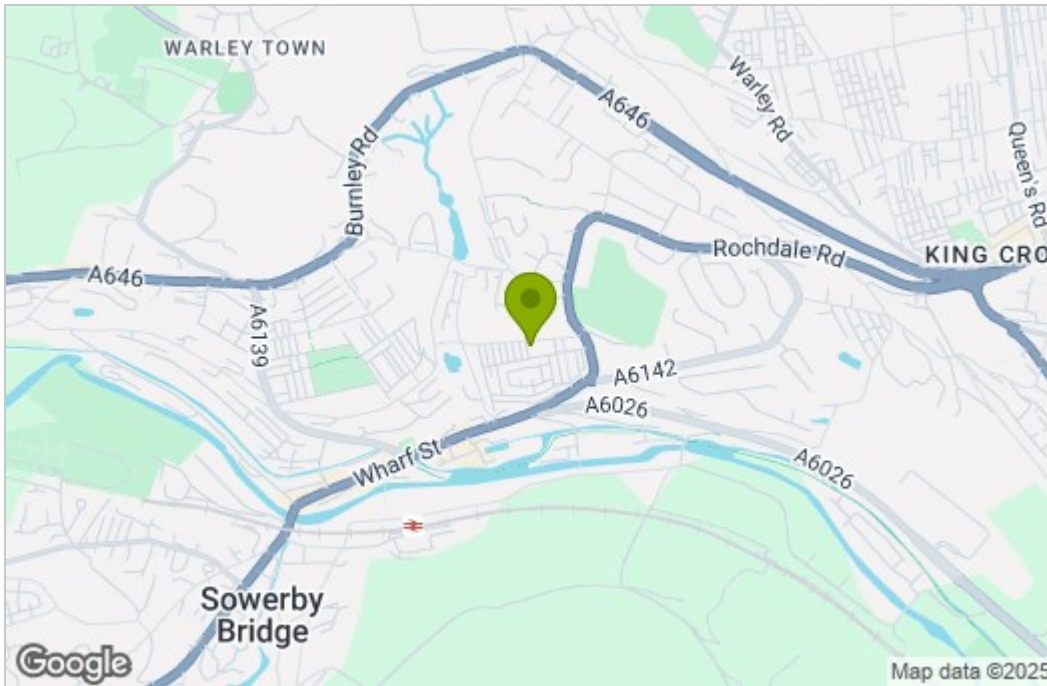
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Floor Plan



Total area: approx. 58.6 sq. metres (630.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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