



WAINHOUSE
PROPERTIES



4 FRIENDLY AVENUE SOWERBY BRIDGE

£165,000
FREEHOLD

Perfect home for first time buyers, this property is ready to move in to. Two bedroomed terrace property briefly comprising of Living room, kitchen diner, two bedrooms and family bathroom. Externally the property has gardens to the front and rear with fantastic views over the valley. The property is situated close to local amenities and excellent transport links. Contact Wainhouse Properties today to book your viewing.



• MID TERRACE PROPERTY • TWO BEDROOMS • MODERN THROUGHOUT • KITCHEN
DINING AREA

Entrance

Access via a composite front door with staircase to the first floor and door to:

Living Room

Spacious living room with large double glazed window to the front offering far reaching views. Feature marble fireplace with gas fire and venetian plastering to the chimney breast. Under stair storage space, radiator and door to:

Kitchen Diner

Modern fitted kitchen diner with fitted cupboard and complementary work surfaces with stainless steel sink and drainer. Integrated oven, hob and extractor over head along with plumbing for a washing machine. UPVc door to the rear garden and further double glazed window and radiator.

First Floor

With access to the upstairs accommodation and loft access point.

Bedroom One

Double room with double glazed window to the front, radiator space for a freestanding wardrobe.

Bedroom Two

With double glazed window to the rear and radiator.

Bathroom

Modern fitted suite comprising of WC and wash basin with built in cupboard. Shower cubical, fully tiled walls, frosted double glazed window and radiator.

External

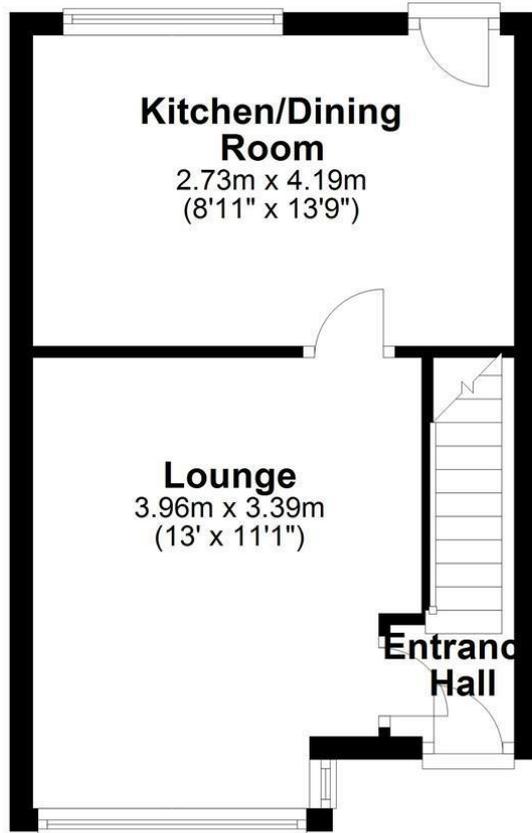
Externally the property benefits from a lawned garden to the front and paved area to the front door. To the rear there is a paved patio and tiered garden with garden shed.



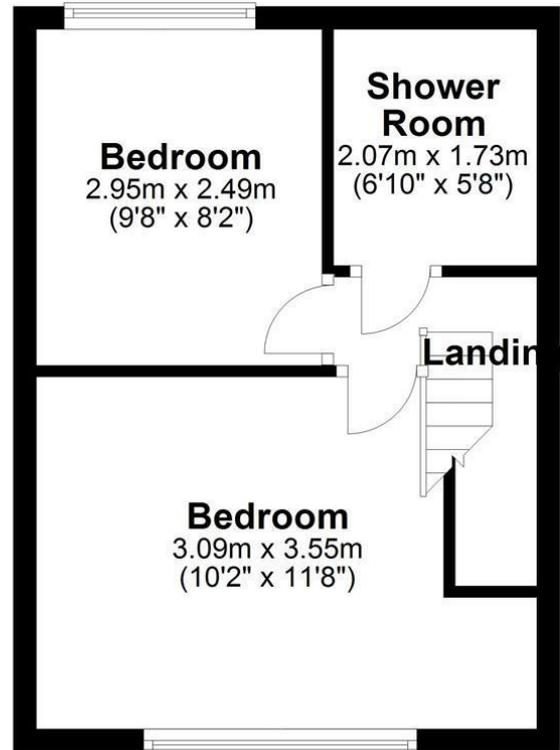
• GARDENS TO THE FRONT AND REAR • READY TO MOVE IN TO • PERFECT FOR FIRST TIME BUYERS • NO CHAIN



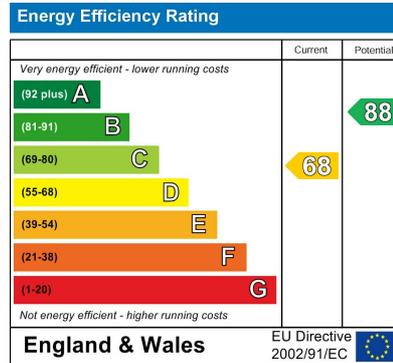
Ground Floor



First Floor



To be used as a guide for illustration purposes only.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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