

# Chapters



## 3 MARINA GARDENS SOWERBY BRIDGE

£140,000  
FREEHOLD

Situated in the charming area of Marina Gardens, Sowerby Bridge, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. The property comprises living room, kitchen diner, two good sized bedrooms and three piece bathroom. The property also benefits from having a lawn garden to the front and rear paved yard with garden shed. Located in the picturesque Sowerby Bridge, residents can enjoy the benefits of a vibrant community with local amenities, parks, and scenic walks nearby. The area is well-connected, providing easy access to public transport links, making it convenient for commuting to nearby towns and cities. This mid-terrace house in Marina Gardens presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Do not miss the chance to make this lovely house your new home.





• MID-TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • SPACIOUS  
KITCHEN • THREE PIECE BATHROOM

### Entrance

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

path to the front door with lawn garden. To the rear there is a paved yard with garden shed and gated access.

### Living Room

Good sized room with large double glazed window to the front, feature fireplace with inset electric fire, radiator and door to:

### Kitchen

Spacious kitchen with matching wall and base units incorporating stainless steel sink and drainer. Integrated oven with gas hob and extractor overhead. Space for a dining table, plumbing for a washing machine, useful storage cupboard plus under stair storage space. PVCu rear door leads to the the rear garden.

### First Floor

Landing with door to:

### Bedroom One

Large double room with double glazed window to the front and radiator.

### Bedroom Two

Single room with double glazed window to the rear, radiator and built in storage cupboards.

### Bathroom

Three piece suite comprising WC, wash basin and bath with shower overhead. Frosted double glazed window, chrome heated towel rail and tiled flooring and walls.

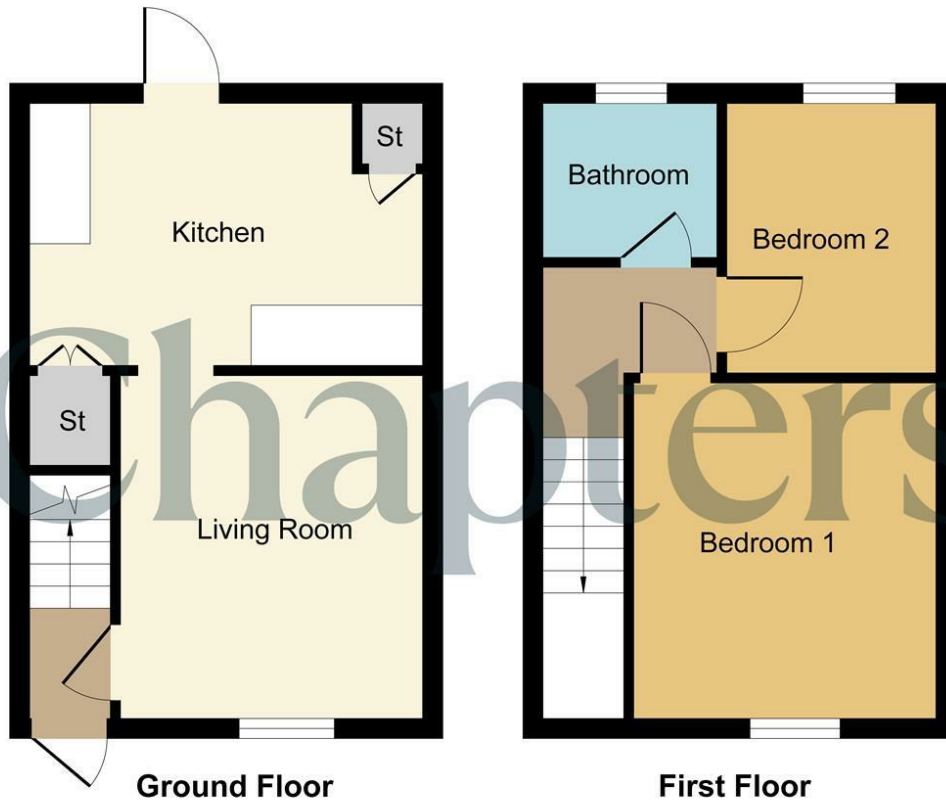
### External

To the front of the property there is gated access and a



- GARDEN TO THE FRONT • YARD TO THE REAR • EXCELLENT LOCATION • CLOSE TO SCHOOLS, SHOPS AND LOCAL AMENITIES





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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