

Chapters



**4 POPLAR AVENUE
SOWERBY BRIDGE**

**£225,000
FREEHOLD**

Poplar Avenue presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-proportioned layout briefly comprising living room, kitchen diner, three bedrooms and bathroom. One of the standout features of this property is the generous garden, which can be found both at the front and rear. Additionally, the property includes parking facilities, which is a significant advantage in this area. A garage further enhances the convenience, providing secure storage for vehicles or additional space for hobbies and projects. In summary, this good-sized family home on Poplar Avenue is a wonderful blend of comfort, practicality, and outdoor enjoyment. With its appealing features and prime location close to schools and local amenities. Do not miss the chance to make this lovely house your new home.



• END TERRACE • THREE BEDROOMS • LIVING ROOM • SPACIOOUS KITCHEN
DINER • BATHROOM

Entrance

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

Living Room

Spacious room with double glazed window to the front, tall fitted radiator and feature fireplace housing an electric fire.

Kitchen Dining

Good sized room with French doors leading to the front garden, fitted storage and radiator. Kitchen has matching wall and base units with complementary work surfaces that extends to a breakfast bar. Ceramic sink and drainer and integrated oven, hob and extractor hood above. Plumbing for a washing machine and a dishwasher. Double glazed window to the rear and composite door leading to the rear garden.

First Floor

Landing space with double glazed window and radiator.

Bedroom One

Double room with double glazed window to the front and radiator. Plenty of space for drawers and wardrobes.

Bedroom Two

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

Bedroom Three

Single room with double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising corner WC, wash basin with

built in vanity unit, L-Shaper bath with shower overhead. Chrome heated towel rail, frosted double glazed window, inset spot lighting, tiled flooring and part tiled walls.

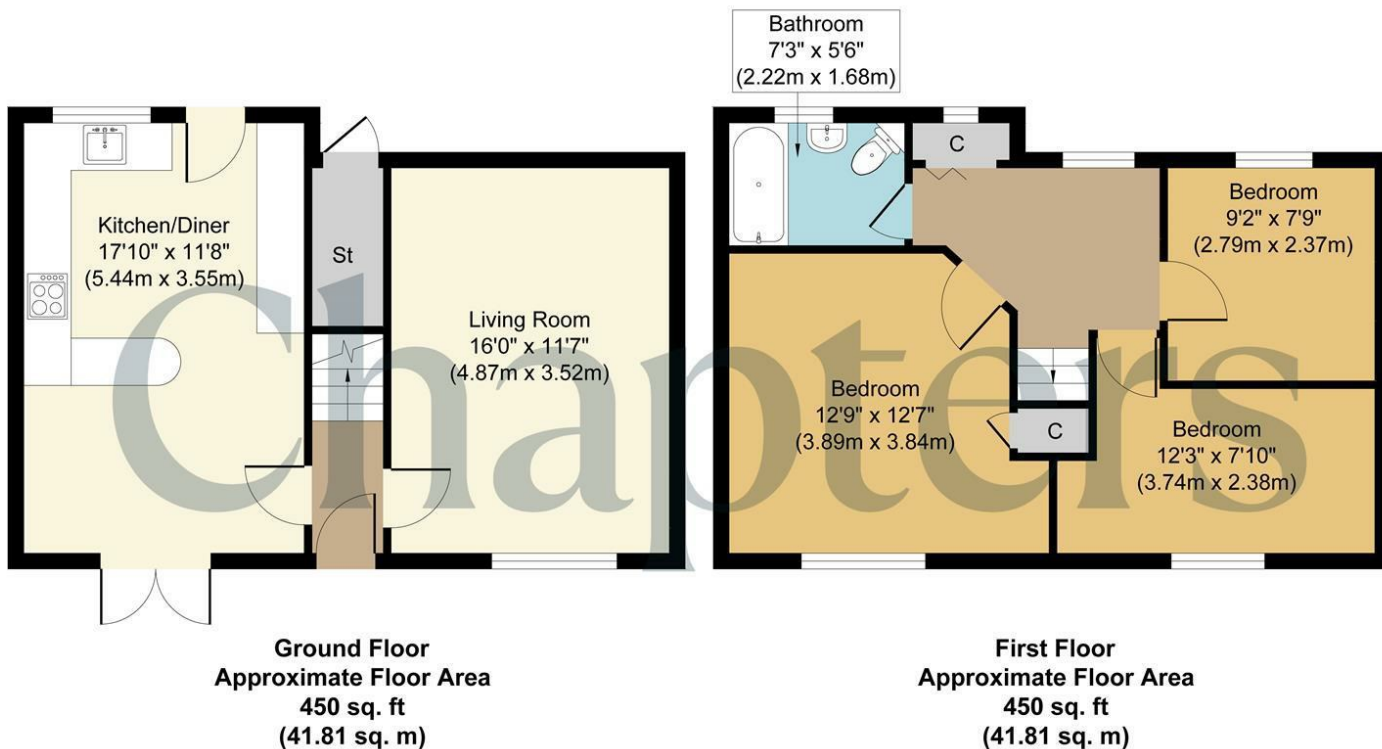
External

The property benefits from an enclosed garden to the front with paved path to the front door, side access leads to the rear garden where there is a further lawn garden, paved patio area, detached garage and space to park a vehicle.

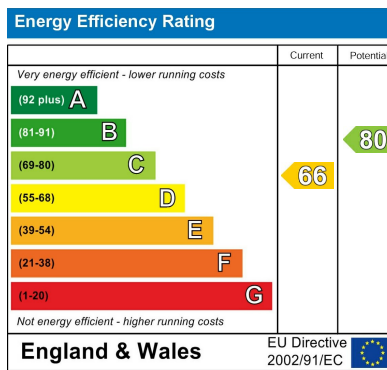


• GARDENS TO THE FRONT • GARDENS TO THE REAR • GARAGE • ALLOCATED PARKING





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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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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