Sugdens
Sales & Lettings



Manor Park Road, Marsh,

£239,950

* TOWN HOUSE * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * OVER THREE FLOORS *
* POPULAR LOCATION * CLOSE TO AMENITIES & THE GREENWAY * GARDENS * DRIVE * GARAGE *

This three bedroom town house offers accommodation over three floors and is situated on this popular modern development, handily located for the local amenities, schools, the 'Greenway' cycle/footpath and the new 'Spen Valley Leisure Centre' - these houses are ideal for young/growing families.

The property benefits from two bath/shower rooms, gas central heating, double glazing and garage.

Offering accommodation over three floors comprising hallway, cloaks/wc, dining kitchen, spacious lounge and bedroom to the first floor, together with two further bedrooms to the second floor - master bedroom having an en-suite shower room, and a house bathroom.

To the outside there is a low maintenance rear garden, together with a driveway leading to an attached garage.







Entrance Hall
With radiator and understairs storage.

Cloakroom/WC
With two piece suite comprising low suite wc, pedestal wash basin.

Dining Kitchen
14'6" x 9'1" (4.42m x 2.77m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, plumbing for auto washer, tiled floor, radiator, double glazed window, upvc door to rear.



First Floor
With radiator and double glazed window.

Lounge
14'6" x 12'5" (4.42m x 3.78m)
With electric fire in fireplace surround, radiator and double glazed window.



Bedroom Two
12'3" x 7'8" (3.73m x 2.34m)
With radiator and double glazed window.

Second Floor
With radiator.



Bedroom One
12'5" x 8'7" (3.78m x 2.62m)
With built in wardrobe, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Three
10'4" x 10'5" (3.15m x 3.18m)
With built in wardrobe, radiator and double glazed window.



Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, extractor fan.

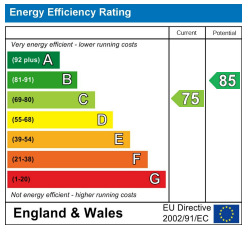
Exterior
To the outside there is a low maintenance garden to the rear, driveway leading to an attached garage.

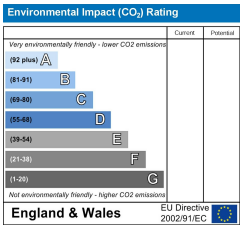
TENURE
FREEHOLD

Council Tax Band
C / Kirklees



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