

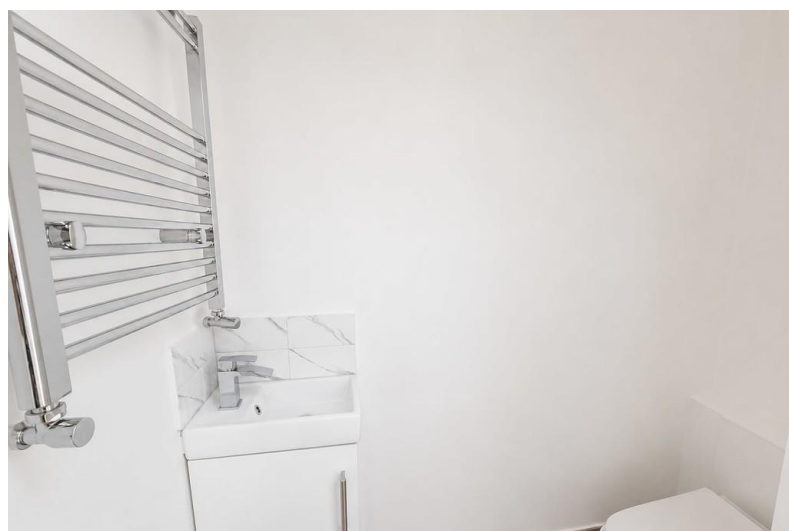


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The Westfield 63 Bradford Road

- FIVE BEDROOM SEMI-DETACHED HOUSE
- NEW BUILD
- BEAUTIFULLY FINISHED THROUGHOUT
- SPACIOUS LIVING SPACE

Offers In Region Of £349,500
EPC Rating '86'





Property Description

DESCRIPTION

Situated on the sought-after The Courtyard, Clayton development, this beautifully presented five-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it ideal for growing families.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge providing a comfortable space to relax, a modern fitted kitchen offering ample storage and workspace, together with a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms served by a stylish family bathroom. The second floor offers two further spacious bedrooms, both benefiting from direct access to a contemporary bathroom, creating an ideal layout for older children or guests.

Externally, the property benefits from a driveway providing off-road parking to the front, together with an enclosed rear garden, offering space for outdoor dining, entertaining or family enjoyment.



LIVING ROOM

A bright and spacious living room enjoying a large front-facing window, allowing an abundance of natural light to fill the space. Finished in neutral decor with wooden flooring, the room offers a versatile layout with ample space for a range of living furniture, creating a comfortable setting for everyday family life and entertaining.



KITCHEN

This impressive open-plan dining kitchen is fitted with a contemporary range of modern wall and base units, complemented by generous worktop space and integrated appliances. A large window and patio doors open onto the rear garden, allowing plenty of natural light to flood the room while providing easy access outside. The spacious layout offers ample room for a family dining table, making it ideal for both everyday living and entertaining.

DOWNSTAIRS WC

A contemporary downstairs WC fitted with a modern two-piece white suite comprising a WC and hand wash basin with vanity storage beneath. Finished in neutral tones and complemented by stylish tiled splashbacks and a chrome heated towel rail, this practical addition provides added convenience for everyday living and guests.



MASTER BEDROOM

A spacious and well-presented master bedroom offering ample room for a double bed and a range of freestanding furniture. Finished in neutral decor with fitted carpet, the room enjoys plenty of natural light from a large window creating a calm and relaxing environment.

BEDROOM 2

A generously sized double bedroom, finished in neutral decor with a fitted carpet, creating a bright and comfortable space. A large window allows plenty of natural light to flood the room while the well-proportioned layout provides ample space for a double bed and a range of freestanding furniture.



BATHROOM

A stylish family bathroom fitted with a contemporary three-piece white suite comprising a panelled bath with shower over and screen, WC and hand wash basin with vanity storage beneath. Finished with modern full-height wall tiling, contrasting floor tiles and a chrome heated towel rail, the room also benefits from a frosted window providing natural light and ventilation.



BEDROOM 3

A well-proportioned bedroom finished in neutral decor with a fitted carpet, offering a bright and inviting space. The room benefits from a large window allowing plenty of natural light and provides ample space for a bed and freestanding bedroom furniture, making it ideal as a child's bedroom guest room or home office.

BEDROOM 4

Bedroom four is a well-proportioned double bedroom situated on the second floor, enjoying plenty of natural light from a skylight window. Finished in neutral decor with soft carpeting, the room provides a bright and comfortable space and benefits from direct access to the contemporary bathroom, shared with the adjacent bedroom.

SECOND BATHROOM

The second floor bathroom is a stylish contemporary suite, fitted with a modern white three-piece suite comprising a panelled bath with handheld shower attachment, hand wash basin with a vanity and WC. Finished with attractive neutral tiling and skylight-style window allowing natural light to flood the room, the bathroom is conveniently accessed directly from both second-floor bedrooms.

BEDROOM 5

Bedroom five is a spacious double bedroom occupying the second floor, offering a bright and airy feel with both a skylight and an additional window allowing an abundance of natural light. Finished in neutral decor with soft carpeting, the room provides a versatile space and benefits from direct access to the contemporary bathroom, shared with the adjacent bedroom.

EXTERIOR

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed garden, offering a private outdoor space for outdoor dining, entertaining or family enjoyment.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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