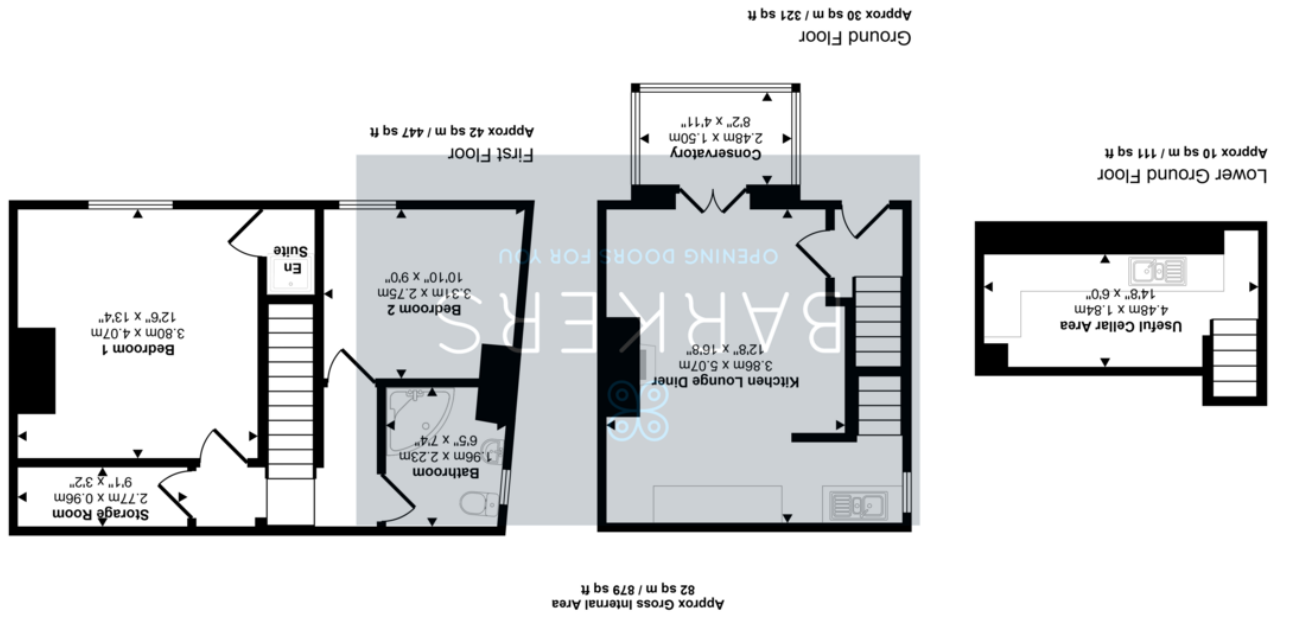


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

69 C → 80 C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU

156 South View Road
East Bierley, BD4 6PP
Offers In Excess Of £170,000

- CHARMING CHARACTER COTTAGE
- OFFERED FOR SALE WITH NO CHAIN
- SITUATED IN THE HEART OF EAST BIERLEY VILLAGE
- ENTRANCE HALL
- SUN ROOM, BASEMENT UTILITY ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER TO BEDROOM ONE
- HOUSE BATHROOM



Full Description

'Sett Wood' is a charming character cottage situated in the heart of East Bierley village. Offered for sale with NO CHAIN and must be viewed to be appreciated. Ideally situated within easy reach of excellent local schools, amenities, bus routes and just minutes from junction 26 and 27 of the M62 motorway network making it an ideal choice for commuters. The property benefits from uPVC double glazing, gas central heating and newly fitted carpets. The accommodation briefly comprises: Entrance hall, lounge, kitchen area, basement utility room, sun room, two first floor double bedrooms (master with an en-suite shower) and house bathroom. Externally the property has potential parking to the side elevation and an enclosed low maintenance South facing garden to the front elevation.

ENTRANCE HALL

A newly installed external door leads into the entrance hall which has a door leading into the lounge and a staircase leads to the first floor landing.

LOUNGE

This good sized reception room has laminate flooring and a feature fireplace. Access to the kitchen area and French doors lead to the sun room.

SUN ROOM

Feature laminate flooring and pleasant outlook onto the front garden.

KITCHEN AREA

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Space is available for a cooker, under counter fridge and freezer. Plumbing for a washing machine or dishwasher and a staircase leads down to the basement utility room.

BASEMENT UTILITY ROOM

Useful cellar area with stainless steel sink and plumbing is available for a washing machine.

FIRST FLOOR LANDING

Doors lead to two double bedrooms, the house bathroom and a generous walk-in storage room with lighting. The storage room could be utilised as office space for those who work from home. Loft access point.

BEDROOM ONE

Spacious double room with access to an en-suite shower room.

EN-SUITE SHOWER ROOM

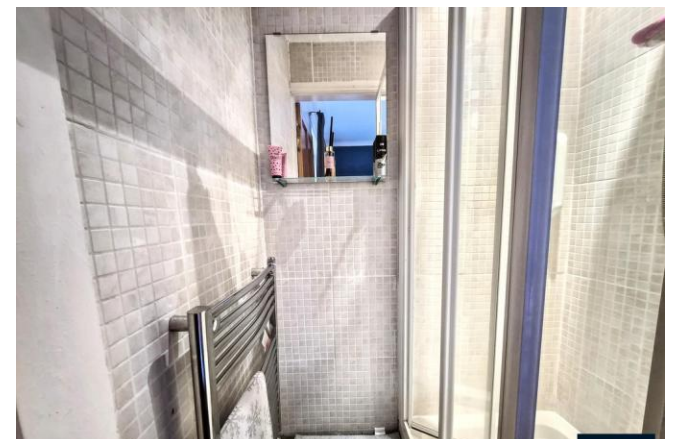
Featuring a shower cubicle, tiled walls and a heated chrome towel radiator.

BEDROOM TWO

Double room with built-in storage cupboards.

HOUSE BATHROOM

Fitted with a three piece suite which comprises of a corner bath with a mixer shower tap, wash basin and W.C. Tiled walls, inset spotlights to the ceiling and vinyl flooring.



EXTERIOR

To the front of the property there is an enclosed low maintenance South facing cottage garden which is mostly paved with planted borders stocked with a selection of mature trees and shrubs. Has space for garden furniture and provides a wonderful place to relax. Potential parking is located at the side of the property.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - A

