

MARSH & MARSH PROPERTIES

46 Eastwood Avenue, Halifax, HX2 9DT

£220,000



Situated on a quiet cul-de-sac in Illingworth is this beautifully presented, three bedroomed, semi-detached, family home. Its quiet location and surroundings offers a charming reception as soon as you pull up to the property. The property is also offered with the added advantage of being NO CHAIN. Immediately you notice the long, lawned, front garden, bordering a brick paved driveway, offering space for four cars, which greatly enhances the kerb appeal of the property. To the rear is a patio and lawned garden that creates the ideal place to sit back and relax as well as a secure place for children and pets to play.

Internally the property offers a surprising amount of space throughout, all with a neutral and modern décor, creating a light and bright home. With an open plan style living and dining room, well-presented kitchen, three bedrooms (two offering more than ample space for a double bed) and house bathroom.

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The property benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station with regular rail services to the surrounding area, in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

With its large front and rear gardens, spacious internals and peaceful location, all offered with the added advantage of being NO CHAIN, an appointment to view is essential.

From the front of the property a high quality composite door opens into the

HALLWAY

With a vinyl floor, spacious storage cupboard and a frosted uPVC double glazed window to the front elevation, the hallway offers a charming reception into the property.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



A large and long living and dining room that due to the dual aspect uPVC double glazed windows, to the front and rear elevations, makes the room light and bright throughout. An electric fireplace, on a granite hearth and with wooden mantelpiece, offers the ideal central focal point for the whole room. The room offers more than ample space for a three piece suite to one side of the room, as well as a family dining table to the opposite side. With a wood laminate floor, two central light fittings, two single radiators and a television access point.



From the living and dining room a wooden door opens into the

KITCHEN



A neatly laid out kitchen that benefits from laminated work surfaces to three sides, all with under counter cupboards and drawers. To the rear of the kitchen is a large pantry cupboard that offers a generous amount of storage space. A composite door, to the side elevation, offers access to the driveway and rear gardens. With an integrated hob, integrated oven, stainless steel extractor hood, vertical modern style radiator, plumbing for a washing machine, plumbing for a dishwasher, wood laminate flooring, a large uPVC double glazed window to the rear elevation, omnidirectional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, bulkhead cupboard storage space and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample

space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and double radiator.

BEDROOM 2



Another good sized second bedroom that again can accommodate a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.

BEDROOM 3



A generous third bedroom that would be ideal for a child's bedroom, work from home office space or guest room. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.

BATHROOM

A well laid out house bathroom that makes excellent use of the space on offer and features a panel bath, over bath rainfall shower, glass splash guard, pedestal washbasin, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, splashback tiling, tiled flooring, ceiling inset spotlights and an extractor.



the far end, creating a charming kerb appeal. To the edge of the property is a brick paved patio forecourt offering additional seating space.



GARDENS



To the rear is a brick paved patio seating area, a large lawned space and with a flowerbed at the far end that creates an ideal backdrop to the property. The perfect place for children and pets to play in a secure environment or to sit out and enjoy a barbeque.

PARKING

To the side of the property is a long driveway that offers parking space for up to four cars.

GENERAL

The property has the benefit of all mains services,

To the front elevation is a well-maintained lawned garden that features a hedge border and a tree to

gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///coveted.norms.famed

Google Plus Code: Q465+57J Halifax

For sat nav users the postcode is: HX2 9DT

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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