Hamilton Bower
ESTATE AGENT

63 Carr Lane, Shipley, BD18 2NJ
Asking Price £175,000

Offered to the market with no onward sale chain is this THREE DOUBLE BEDROOM TERRACE PROPERTY located in Shipley - BD18 with local amenities and transport links nearby. With three double bedrooms, no onward sale chain, and a well-presented garden to the front, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance porch, living room, dining kitchen, three double bedrooms, house bathroom and loft.

Externally the property has a well-presented garden to the front complete with astroturf lawn, and a low-maintenance garden to the rear which is used for access and sits alongside the single garage.

The Property Ombudsman

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GROUND FLOOR

Dining Kitchen
Spacious dining kitchen to the rear of the property with access through from the entrance porch.
With exposed ceiling beams, tiled flooring, central fireplace and an accompanying pantry cupboard.
The kitchen is fitted with a good range of matching units with complementary worktops and tiled splashbacks.
Offering ample room for a dining table with chairs or island if preferable.

Living Room
Good-sized living room to the front of the property with a view and french doors to the garden.
With hard-wood flooring throughout, a central fireplace, stained-glass windows and ample room for a three-piece suite.

FIRST FLOOR

Primary Bedroom
Primary double bedroom to the front of the property with dado rail and alcove inset.
Offering ample room for a double bed with side tables, dressing furniture and wardrobes.

Bedroom
Second bedroom, a further double with dado rail and stained-glass window view to the front.
Currently used a dressing room, but with ample space for a double bed with side tables and furniture.

Bedroom
Third bedroom, a further double with dado rail and stained-glass window view to the rear.
Offering ample room for a double bed with side tables, dressing furniture and wardrobes.

Bathroom
Tiled house bathroom with frosted window and fitted four-piece suite - tub corner bath, corner shower, wash basin with fitted unit, wc and wall mirror.

EXTERNAL

Front
The property benefits from a well-presented sun-trap garden to the front with french door access from the living room.
With a central astroturf lawn with pebbled surround, mature tree to the corner and shrubs to the border.

Rear
Low-maintenance gated garden to the rear of the property with the single detached garage to the side.