



**Forest Crescent, Halifax, HX2**

**Halifax**

**Offers in the Region of  
£195,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

A fully refurbished three bedroom semi-detached property in the residential location of Ovenden. Having a new modern bathroom, new solid oak internal doors, new roof, new boiler, new electrics and new gas central heating system. This property would make an ideal family home and has everything required to suit modern family life. Benefitting from gardens to front and rear and nearby schools.

The property briefly comprises of: an entrance hallway, a living room and a modern kitchen/diner. To the first floor there are two spacious double bedrooms, one single bedroom and a luxury house bathroom. Gas central heating and double glazing throughout.

To the front of the property steps lead up to a paved area with Indian stone steps leading up to the entrance of the property, a lawn completes the look. To the rear is an enclosed garden with an Indian stone patio area with steps up to the lawn and a rockery.

This property is ready to move into and benefits from no onward chain.

Book your viewing today.

#### **Entrance Hallway**

Enter the property via a composite door into the hallway with laminate flooring. Carpeted stairs rise to the first floor accommodation. Access to the living room and kitchen/diner.

#### **Living Room**

A bright and spacious living room with a neutral carpet and PVCu window to front aspect.

#### **Kitchen/Diner**

To the rear of the property is this modern kitchen/diner with laminate flooring, contemporary lighting, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: and electric oven, an electric hob, an extractor and a ceramic sink and drainer under a PVCu window overlooking the pleasant rear garden. There is a useful walk in storage cupboard and ample space for a family dining table. PVCu patio doors lead out to the rear patio and garden. A wooden door leads out to the side entrance and benefits from a storage area, which could house a washing machine or fridge.



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### Landing

Carpeted stairs rise to the first floor with a spindle and oak balustrade. A PVCu window to side elevation. Access to all bedrooms and house bathroom. There is a partially boarded loft for further storage.

### Bedroom One

To the front of the property is a double bedroom with PVCu window to front aspect.

### Bathroom

A modern bathroom with hi-gloss tiled flooring. Comprising of: a WC, a wash basin with vanity unit, a P-shaped bath with overhead rain-head shower, hand held attachment and glass screen. Benefitting from a modern ceramic towel rail and illuminated mirror. Two PVCu windows, one to the rear and one to the side provide plenty of natural light.



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### **Bedroom Three**

A spacious single bedroom with PVCu window to side elevation.

### **Bathroom**

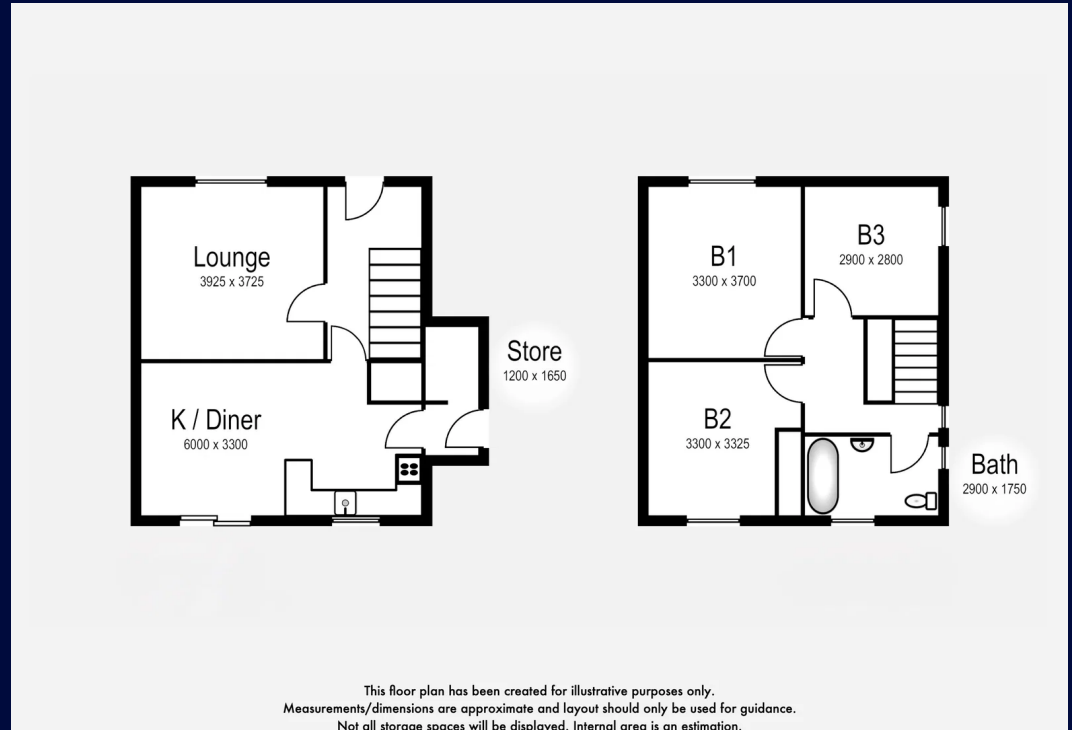
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### **Exterior**

To the front there are steps leading up to paved area providing access down the side to the rear and a lawn with Indian stone steps leading you to the front door. To the rear is an Indian stone patio area, a lawn and a raised rockery making this an ideal place to relax with family or entertain.

Property Reference - CR1528







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