



3 Becksde, Salterforth, BB18 5BL
£334,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Salterforth. Benefiting from spacious living accommodation set over 3 floors, impressive master bedroom with en-suite shower room and modern decor throughout.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC/cloaks and hallway. To the first floor 3 bedrooms and family bathroom. The top floor accommodates an impressive master bedroom with spacious en-suite shower room

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

FREEHOLD
COUNCIL TAX BAND - D
£200pa SERVICE CHARGE

GROUND FLOOR

Lounge 11'2" x 17'7" (3.41m x 5.38m)

High quality laminate flooring with patio doors leading to the rear, shutter blind and media wall

Kitchen/diner 14'9" x 8'8" (4.52m x 2.65m)

High gloss tile flooring with shutter blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'0" x 13'11" (3.06m x 4.25m)

Carpet flooring with window to the front elevation, curtains and spotlighting

Bedroom 13'8" x 10'0" (4.19m x 3.05m)

Carpet flooring with window to the rear elevation, curtains and spotlighting

Bedroom 7'3" x 9'4" (2.23m x 2.86m)

Carpet flooring with window to the rear elevation and spotlighting

Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, spotlighting, partially tiled decor and radiator

SECOND FLOOR

Bedroom 24'5" x 11'9" (max) (7.46m x 3.60m (max))

Carpet flooring with shutter blind, fitted wardrobes and Velux-style window

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and Velux-style window

EXTERNAL

Well presented and private rear garden, enclosed by panel fencing with laid to lawn and patio area. Single driveway to the rear, leading to a detached single garage with up&over door.

