



70 Barge Avenue, Sowerby Bridge, HX6 2FL

Offers In The Region Of £239,950

**WalkerSingleton**  
Chartered Surveyors

## 70 Barge Avenue, Sowerby Bridge, HX6 2FL

Enjoying a tranquil outlook over the canal to the rear elevation is this three bedroom semi detached property. With accommodation laid over three floors, the property features an en-suite to the master bedroom and a kitchen diner with French doors leading out to the balcony terrace. Being built by reputable building company Taylor Wimpey in December 2018, our vendor added numerous upgrades to the standard new build property which included laminate flooring, burglar alarm, upgraded kitchen units, chrome plug sockets and switches, built in wardrobes and wall to ceiling tiling and recessed mirrors in the bathrooms. Being situated on the periphery of Copley and Sowerby Bridge which are both ideal for access to the M62 motorway network and a range of local amenities, this home would form an excellent proposal for the growing family.

The accommodation briefly comprises of an entrance hall, bedroom three and WC to the ground floor, kitchen diner and lounge to the first floor and two bedrooms, one with an en-suite shower room and house bathroom to the second floor.



**GROUND FLOOR**

**Entrance Hall**

Access through a double glazed door into a generous hallway with a central heating radiator, laminate wood effect flooring and stairs elevating to the first floor incorporating a useful under-stairs storage cupboard.

**WC**

Comprising of a low flush WC, pedestal wash hand basin and tiled flooring.

**Bedroom Three** 8'11" x 14'9" (2.74m x 4.5m)

Utilised as a gym by our current owner. With a uPVC double glazed window to the rear elevation, central heating radiator and carpeted floor coverings.

**Garage**

An integral garage with up and over door.

**FIRST FLOOR**

**Kitchen Diner** 15'3" x 9'6" (4.67m x 2.92m)

Having a range of wall, drawer and base units with wood effect work surfaces, matching up-stands and an inset 1 1/2 pan stainless steel sink. Integral appliances include a dishwasher, fridge, freezer, electric double oven, induction hob and overlying extractor fan. With French doors leading out to the balcony.

**Balcony**

Providing a quaint seating area and benefiting from composite decking and a metal fence.

**Lounge** 16'8" x 11'6" (5.09m x 3.53m)

Enjoying pleasant views across the River Calder through a uPVC double glazed window and double French doors. With a central heating radiator and laminate wood effect flooring.

**SECOND FLOOR**

Landing providing access to the loft via ceiling hatch. Having a storage cupboard housing the boiler.

**Master Bedroom** 16'6" x 10'7" (max) (5.04m x 3.24m (max))

Benefiting from two uPVC double glazed windows to the rear elevation, central heating radiator, carpeted floor coverings and built in wardrobes providing shelving and hanging space.

**En-Suite Shower Room**

A three piece suite comprising of a low flush WC, floating wash hand basin and a shower cubicle. With floor to ceiling tiling and a central heating radiator.

**Bedroom Two** 9'10" x 9'6" (3.01m x 2.91m)

Having a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

**Bathroom**

A three piece suite comprising of a low flush WC, floating wash hand basin and panelled bath with overlying shower attachment. With floor to ceiling tiling and central heating radiator.

**External**

To the front there is a lawned garden with a driveway providing off road parking. A paved pathway leads down the side of the property to the rear garden. To the rear the garden is mainly laid to lawn and overlooking the River Calder with a metal fenced border.

**Disclaimer**

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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