

# Peter David

# Properties Ltd

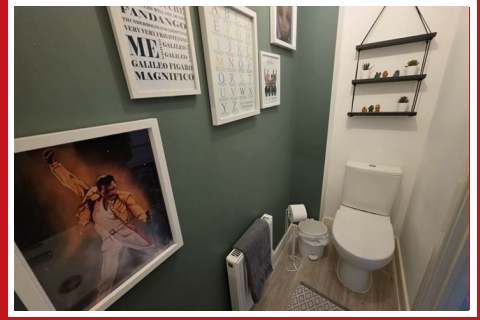
Residential Sales and Lettings



**Barge Avenue,**

**£335,000**





Situated in the desirable area of Sowerby Bridge, this modern three-storey semi-detached home on Barge Avenue was built in 2019 and offers spacious, versatile accommodation.

The property features three double bedrooms, including a master with en-suite, a modern kitchen/diner, spacious living room, house bathroom and a converted garage, ideal for a snug or home office with utility area.

Externally, there is off-road parking, an artificial lawned garden and a south-facing balcony with attractive canal views.

Offering contemporary living with flexible accommodation and excellent outdoor space, this is an ideal family home and an opportunity not to be missed.

- THREE BEDROOMS
- OFF ROAD PARKING
- CANAL SIDE LOCATION
- SOUGHT AFTER AREA
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND - D
- EPC RATING - B

### Entrance Hallway

Access via a composite front door leading to the open hallway with access to the third bedroom, WC, and utility. Staircase to the first floor, two radiators and composite door that leads to the rear of the property.

### Utility Room

With fitted matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Plumbing for a washing machine, space for a dryer and undercounter fridge. Additional space which could have multiple uses with LED Strip lighting to the ceiling and blue tooth speakers, two tall radiators and double doors leading to the driveway.

### Bedroom Three

Large double bedroom with double glazed window overlooking the canal and radiator.

### WC

Comprising WC, wash basin and radiator.

### First Floor

Landing – with staircase to the second floor, radiator and door to:

### Kitchen Dining Room

Modern fitted kitchen with white high gloss wall and base units, complementary work surfaces and 1 ½ stainless steel sink and drainer. Integrated double oven, dishwasher and washing machine. Dining area with radiator and double doors that lead out onto the balcony.

### Living Room

Spacious living room with double glazed window overlooking the canal and double doors that open onto a Juliet Balcony. Bespoke fitted media wall with built in storage and LED coloured lighting.

### Second Floor

Landing – Providing access to upstairs rooms, loft access point which is partly boarded and ideal for storage plus further storage cupboard with fitted shelving.

### Bedroom One

Double room with two double glazed windows, radiator and door to:

### En-Suite

Three piece suite comprising WC, wash basin and shower cubical. Extractor fan & radiator.

### Bedroom Two

Double room with double glazed window and radiator.

### Bathroom

Three piece suite comprising WC, wash basin and panelled bath with shower overhead. Radiator & extractor fan.

### External

The property benefits from a gated driveway to the front and artificial lawn area. Gated access to the side of the property takes you to the rear where there is external storage space. South facing balcony is accessed via the kitchen with composite decking and views over the estate.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map

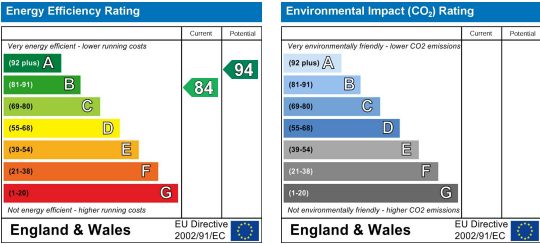


Floor Plan

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.