Snow Gate™

Estate agency done properly

11 Sunnyside Avenue

Roberttown, Liversedge, WF15 7NW

A really spacious four double bedroom family home in this sought after residential location convenient for all local amenities. The property occupies a generous plot with plenty of off road parking and a large side garage. Extended to the rear this family home comprises entrance hallway, lounge, open plan dining and family room, downstairs cloakroom and breakfast kitchen. To the first floor are four double bedrooms and a family bathroom. To the rear is a South facing level, lawned and paved garden. Conveniently positioned within close proximity to local amenities, schools, public transport links and motorway networks.

£295,000

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- SPACIOUS AND EXTENDED FOUR BEDROOM FAMILY HOME
- TWO LARGE RECEPTION ROOMS AND BREAKFAST KITCHEN
- FOUR FIRST FLOOR DOUBLE BEDROOMS
- POPULAR AND CONVENIENT RESIDENTIAL LOCATION
- SOUTH FACING PRIVATE AND LEVEL ENCLOSED GARDEN
- PLENTY OF OFF ROAD PARKING AND LARGE GARAGE

Entrance

Lounge
13'11" x 12'1" (4.24m x 3.68m)

Dining and Family Room
15'3" x 13'7" (4.65m x 4.14m)

WC/Cloakroom
5'6" x 2'8" (1.68m x 0.81m)

Breakfast Kitchen
14'4" x 9'3" (4.37m x 2.82m)

First Floor Landing

Master Bedroom
13'5" x 11'1" max (4.09m x 3.38m max)

Bedroom 2
10'11" x 9'4" (3.33m x 2.84m)

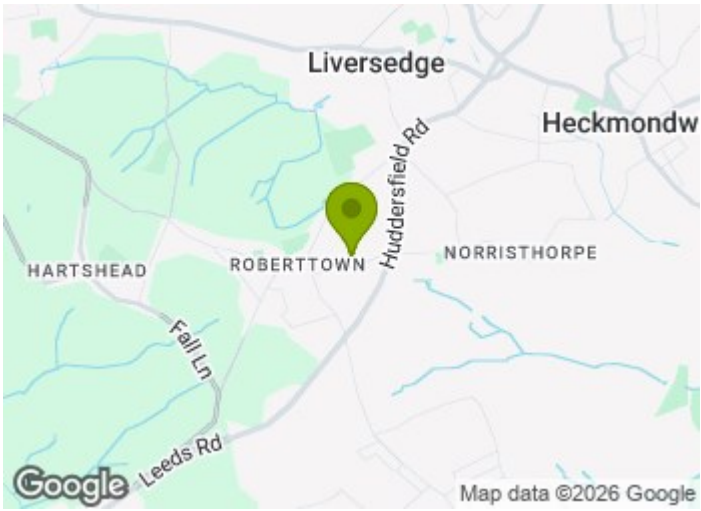
Bedroom 3
11'0" x 9'2" (3.35m x 2.79m)

Bedroom 4
10'9" x 8'8" (3.28m x 2.64m)

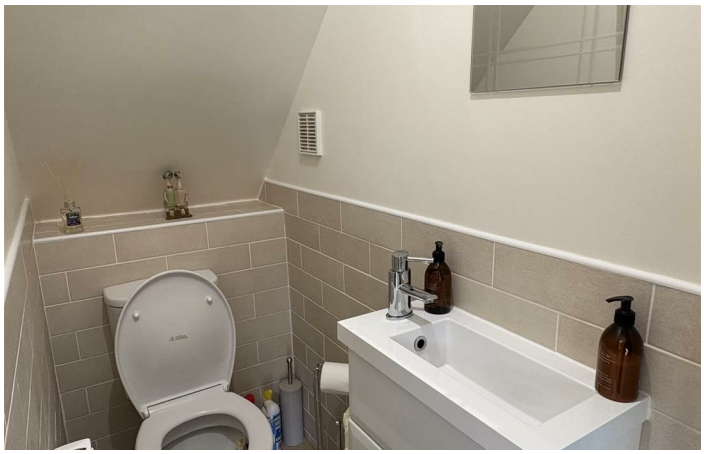
Bathroom
6'2" x 5'5" (1.88m x 1.65m)

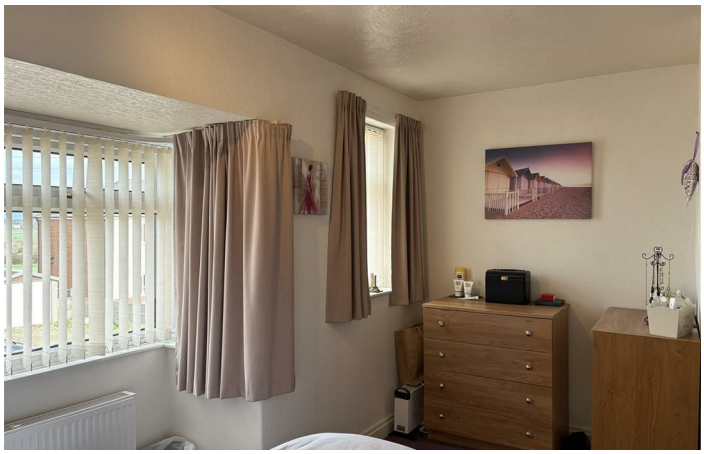
Garage and parking
18'4" x 10'11" (5.59m x 3.33m)

Garden

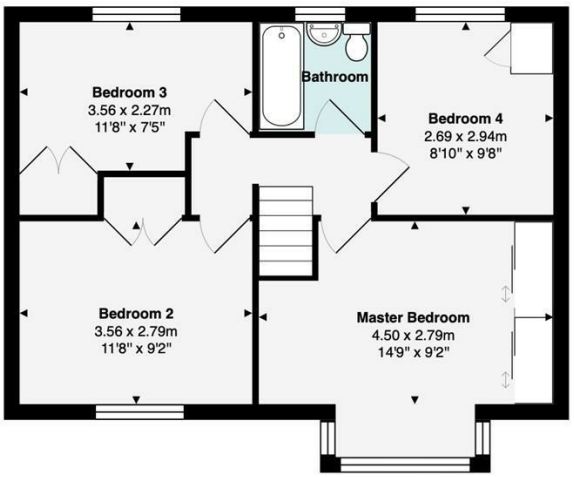


Directions





Floor Plan



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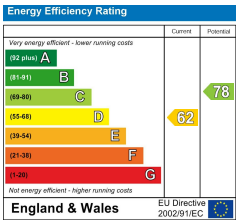
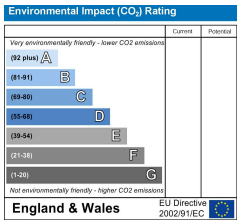
Total Area: 115.4 m² ... 1243 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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