Sugdens
Sales & Lettings



College Avenue, Lindley,

Reduced £285,000

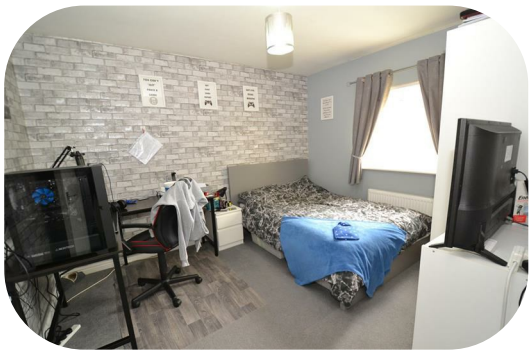
* * SEMI DETACHED * * FOUR BEDROOMS * * TWO RECEPTION ROOMS * * OVER THREE FLOORS * * * * GARDENS, PARKING & GARAGE * * CUL-DE-SAC * * POPULAR LOCATION * *

Fantastic opportunity for a growing family to purchase this larger than average four bedroom semi-detached. Ideally located within just a short walk to the popular location of Lindley which boasts amenities, shops and well regarded schools.

The property benefits from two reception rooms, three bath/shower rooms, garage and garden to the rear. The property offers ideal family accommodation over three levels and would be an ideal commuter base, with proximity to the M62.







Entrance Hall
Useful storage cupboard and radiator.

W/C
White two piece suite comprising low flush wc, pedestal wash basin and radiator.

Bedroom Four
16'9" x 9'8" (5.11m" x 2.95m")
Radiator.

Sitting Room
11'0" x 16'8" (3.35m" x 5.08m")
Radiator and french doors leading to rear.

First Floor Landing

Dining - Kitchen
18'4" x 9'9" (5.59m" x 2.97m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer, breakfast bar and radiator.

L Shaped Lounge
18'1" x 18'5" (5.51m" x 5.61m")
Two radiators.

Second Floor Landing
Storage cupboard.

Bedroom One
13'6" x 9'8" (4.11m" x 2.95m")
Built in wardrobe and radiator.

En Suite
Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and extractor fan.

Bedroom Three
7'10" x 8'0" (2.39m" x 2.44m')
Radiator.

Bedroom Two
10'0" x 11'6" (3.05m" x 3.51m")
Radiator.

Bathroom
Three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Exterior
To the outside there is a tiered garden to the rear with patio,

Directions
From Ainley Top roundabout take the 4th exit onto Halifax Rd/A629, after 0.7 miles turn right onto East St, left onto College Ave, turn right to stay on College Ave.

Council Tax Band
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Tenure
FREEHOLD.



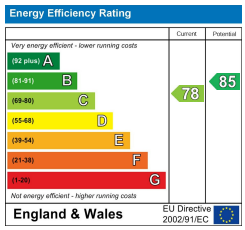


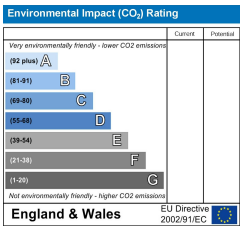






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