



**3 Becksde, Salterforth, BB18 5BL**  
**£299,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

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))

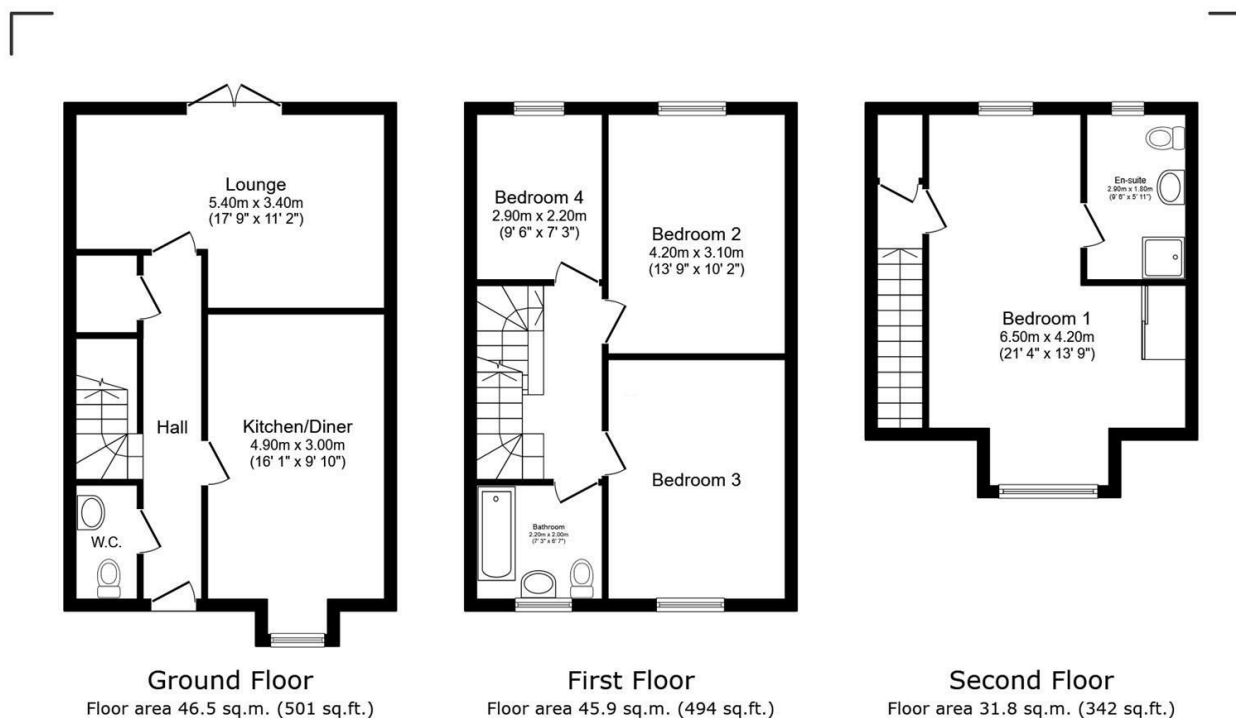
Carpet flooring with shutter blind, fitted wardrobes and Velux-style window

#### 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.



Total floor area: 124.3 sq.m. (1,338 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)