



9 Common Side, Roberttown, Liversedge, WF15 7LN  
Offers Over £400,000

**bramleys**

## NO UPPER CHAIN

This individually designed 4 bedroom detached family home is situated in a much sought after part of Roberttown. Offering a wealth of potential, the property provides features including uPVC double glazing, gas fired central heating and a layout which comprises:- entrance hall, cloakroom/WC, lounge, dining room, conservatory, dining kitchen, utility room, snug/study, first floor landing, 4 bedrooms, en suite to master, family bathroom and balcony terrace, requiring some modernisation throughout.

Externally there are gardens to both front and rear, together with a driveway which leads to a garage.

Ideally placed for well regarded local schooling and being within a short distance of the motorway network, where all major towns and cities can be accessed. Whilst also being within walking distance of Roberttown village, where all amenities including public transport network and shops can be found. An internal viewing is highly recommended to fully realise the potential that this property has on offer.



## GROUND FLOOR:

Enter the property via a timber and glazed external door into:-

### Entrance Hall

With a staircase rising to the first floor and doors into:-

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wall mounted wash hand basin. There is also a uPVC double glazed window to the front elevation.

### 5th Bedroom/Office

9'7" x 9'0" (2.92m x 2.74m)

Being previously used as a snug/study but could be used for other requirements. There is a central heating radiator and uPVC double glazed window to the front elevation.

### Lounge

18'9" x 12'0" (5.72m x 3.66m)

This well proportioned reception room has ample natural light by way of the uPVC double glazed windows to the front and side elevations. The main focal point of the room is a gas fire set within a decorative surround, with back and hearth. There is ceiling coving, wall light points and a central heating radiator.

### Dining Room

14'6" x 9'7" (4.42m x 2.92m)

Another good sized reception room which has French doors accessing the conservatory, wall light points, a central heating radiator and decorative ceiling coving.

### Conservatory

13'5" max x 9'7" (4.09m max x 2.92m)

Having tiled flooring, a uPVC double glazed exterior door which accesses the rear garden and a uPVC double glazed window with decorative leaded lights.

### Dining Kitchen

18'6" x 8'7" (5.64m x 2.62m)

A good sized dining kitchen which is fitted with a range of solid wood base units, quartz work surfaces, upstands and tiled splashbacks. There is also a 2.5 bowl sink unit with mixer tap, integrated appliances including a double oven, 4 ring electric hob, space and plumbing for a dishwasher, 2 uPVC double glazed windows overlooking the rear garden, ceiling spotlights and a central heating radiator. A door gives access to the utility room.

### Utility Room

8'3" x 6'0" (2.51m x 1.83m)

With space and plumbing for a washing machine and dryer. There is a storage cupboard, work surface, stainless steel sink with mixer tap, central heating radiator, uPVC double glazed window to the side elevation, part tiled walls, fully tiled floor and a door which accesses the garage. A further uPVC double glazed exterior door provides access to the rear garden.

## FIRST FLOOR:

### Landing

With a loft access point and uPVC double glazed window to the front elevation.

### Bedroom 1

15'8" x 11'8" (4.78m x 3.56m)

Fitted with a range of wardrobes to one wall which provide ample hanging and storage space, uPVC double glazed window to the front elevation and a uPVC double glazed exterior door which accesses the balcony above the garage. There is also a central heating radiator and door which accesses the en suite.



### En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower cubicle, wash hand basin and low flush WC. There is a uPVC double glazed and decoratively glazed window to the side elevation.

### Balcony

Providing views over the surrounding area.

### Bedroom 2

11'7" x 9'6" (3.53m x 2.90m)

Situated to the rear of the property, having a uPVC double glazed window which overlooks the rear garden, central heating radiator and fitted wardrobes.

### Bedroom 3

9'6" x 9'5" (2.90m x 2.87m)

Situated to the front of the property, having a uPVC double glazed window, built-in wardrobes and a central heating radiator.

### Bedroom 4

10'6" x 8'3" (3.20m x 2.51m)

A fourth bedroom of double proportions which is situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bathroom

A generously sized bathroom which is fitted with a 5 piece suite comprising of a shower cubicle, panelled bath, bidet, pedestal wash hand basin and low flush WC. Being part tiled to the walls, with dado rail decor, a central heating radiator and uPVC double glazed window to the rear elevation.

### OUTSIDE:

A tarmac driveway provides off road parking and leads to the garage. The front garden is predominantly laid to lawn with mature planted borders, trees, shrubbery, and a path which leads down the side of the property. The rear garden is also predominantly laid to lawn, with mature planted borders and has walling. The garden is open to the common areas at the side of the property, making this a superb place for families and entertaining during the warmer months.

### Garage

With up and over door, power and light. An internal door gives access to the property.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

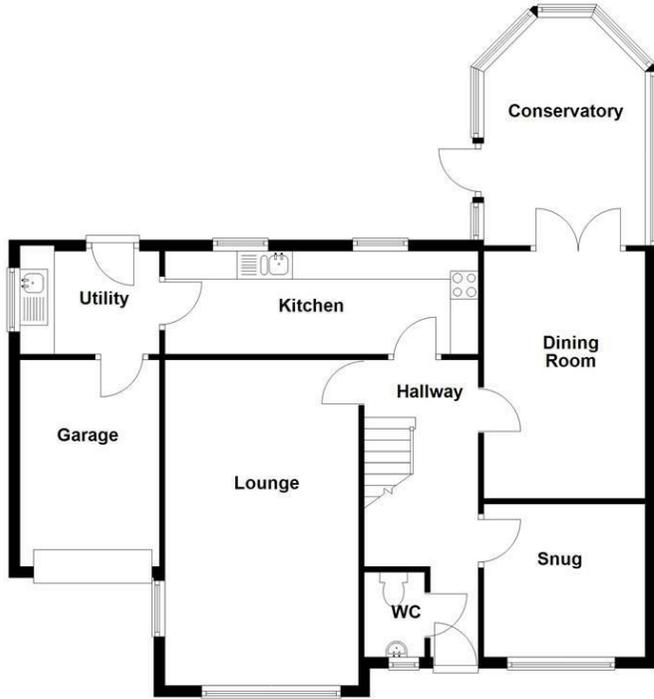
### VIEWINGS:

Please call our office to book a viewing on 01924 495334.

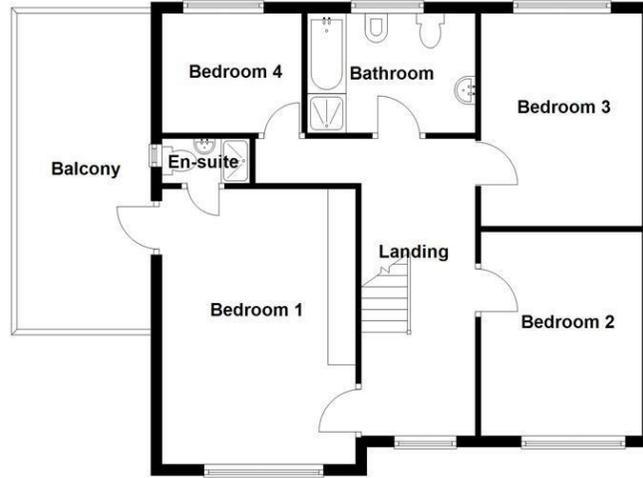




Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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