



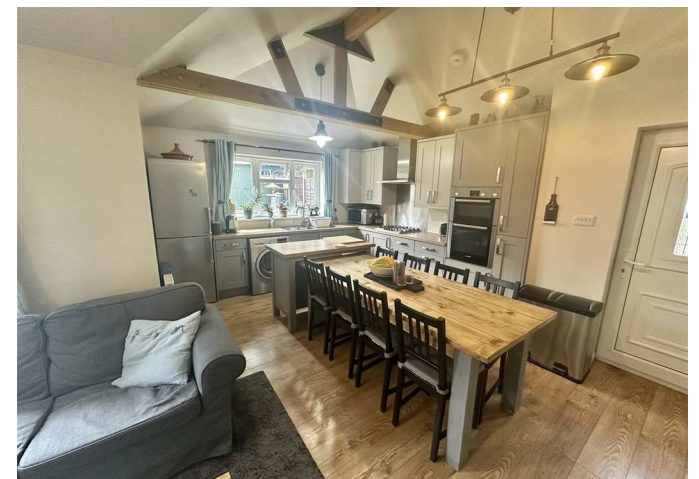
27 Sunnyside Avenue, Liversedge, WF15 7NW

Offers In The Region Of £315,000

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Situated in the ever popular location of Roberttown is this well presented and extended semi detached house. The spacious accommodation is ideal for family occupation and offers large groundfloor living accommodation including a spacious lounge, a fantastic kitchen/dining/family room with doors out to the garden and a groundfloor WC and access to the integral garage. To the first floor are four bedrooms, along with a house bathroom and a further office/nursery. Externally there is a good sized enclosed rear garden and ample driveway parking to the front with access to the integral garage. Perfectly located for access to local amenities, well regarded schooling and major road and rail links - an early viewing is a must!





GROUND FLOOR

Entrance Vestibule

Accessed via an exterior front door and having stairs to the first floor accommodation.

Lounge

22'2" x 12'4" (6.76m x 3.76m)

An impressive extended room which offers perfect living space and has a walk in uPVC bay window, two central heating radiators and a useful walk in storage cupboard. To one wall is a feature fireplace with hearth and double doors lead into the kitchen/dining/family room.

Kitchen/dining/family Room

20'6" x 16'9" max (6.25m x 5.11m max)

This spacious and versatile room is a fantastic addition to the property and has sitting space with a sky light window and uPVC French doors leading out to the rear garden. The kitchen area is fitted with a modern range of wall and base units with work surfaces and inset sink

unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with splashback and extractor. along with a double oven and grill. A uPVC window overlooks the rear garden and there is an exterior door out to the side.

Inner Hall

Leading to the WC and having a door into a good sized integral garage.

Ground floor WC

Furnished with a WC and wash basin set within a vanity unit. There is a side uPVC window and a ladder style radiator.

Integral Garage

Good sized garage space which can be accessed internally and having a up and over front door.

FIRST FLOOR





Landing

With access to the boarded loft space.

Bedroom 1

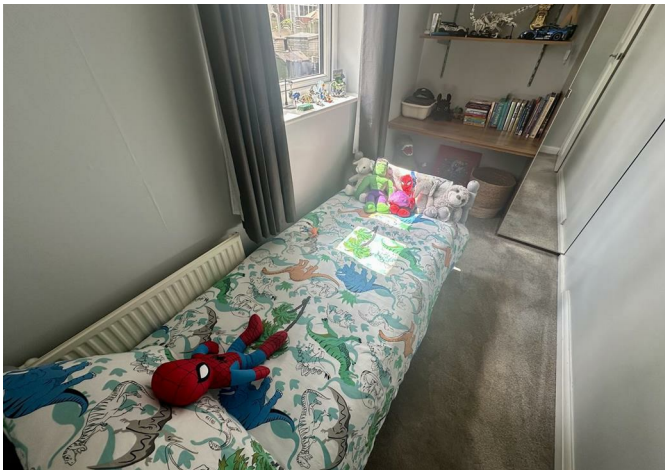
12'5" x 11'0" (3.78m x 3.35m)

A spacious master bedroom with a uPVC front window, a central heating radiator and built in wardrobes to one wall.

Bedroom 2

11'5" x 9'6" (3.48m x 2.90m)

Overlooking the front via a uPVC window and having a central heating radiator.



Bedroom 3

10'1" x 9'5" (3.07m x 2.87m)

With views over the rear garden and having a central heating radiator and a uPVC window.

Bedroom 4

11'9" x 6'0" (3.58m x 1.83m)

Having a central heating radiator and a uPVC window.



Office

6'2" x 5'7" (1.88m x 1.70m)

With a front uPVC window and a central heating radiator.

Bathroom

A modern bathroom furnished with a bath with shower over and a wash basin and WC set within a vanity unit. There is complimentary wall tiling, a uPVC window and a central heating radiator.

OUTSIDE

To the front of the property is a planted garden area, along with a block paved driveway providing off road parking for numerous vehicles. A path leads around the side and into a

good sized rear garden with pleasant lawned area, planted sections and a patio seating area ideal for relaxation.

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:

C

MORTGAGES:

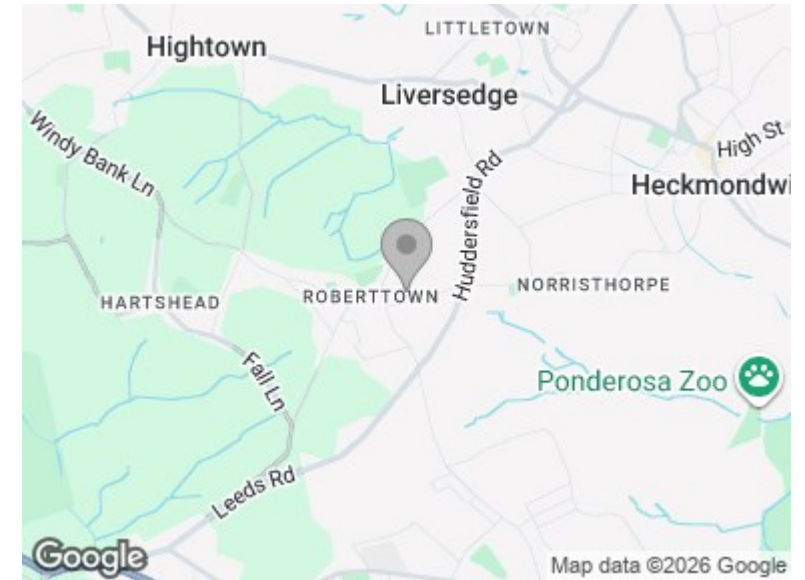
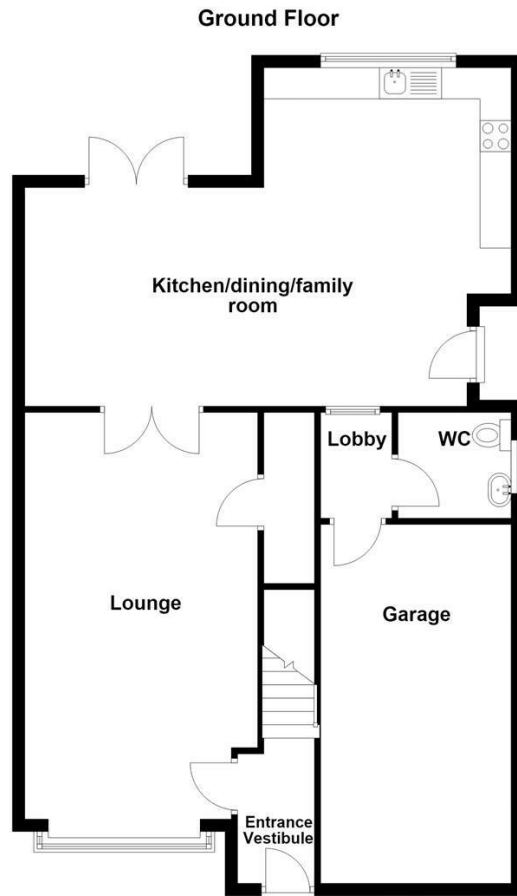
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Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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