

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 68 Sefton Avenue

Brighouse, HD6 2NA

**£325,000**



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Hove Edge, Brighthouse, HD6 2NA

**£325,000**



Nestled in the tranquil setting of Sefton Avenue, Hove Edge, this charming dormer bungalow presents an exceptional opportunity for family living. This deceptively spacious residence has been thoughtfully extended in recent years, resulting in a well-designed layout that caters to the needs of modern families.

The property boasts four generously sized bedrooms, including three double rooms located on the upper floor, complemented by a well-appointed bathroom. The ground floor features an additional bedroom and bathroom, providing flexible living arrangements that can easily adapt to your family's requirements.

Throughout the home, you will find a tasteful presentation with neutral colour schemes, creating a warm and inviting atmosphere. The bungalow is situated in a sought-after location within a quiet residential development, ensuring peace and privacy while remaining conveniently close to local amenities and schools.

Outside, the property is enhanced by well-maintained gardens to both the front and rear, offering delightful spaces for relaxation and outdoor activities. Additionally, a driveway and garage provide ample parking and storage solutions.

This dormer bungalow is not just a house; it is a family home that promises comfort, convenience, and a welcoming community. Do not miss the chance to make this lovely property your own.

\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*

## Living Room

Overlooking the front of the home with a white colour scheme and light brown carpet, the living room has an electric point on the chimney breast to allow for a wall mounted television as the focal point.

## Kitchen

A spacious kitchen with wooden base and wall units as well as contrasting dark worksurfaces. With a built in oven and hob with extractor fan, fridge freezer, ample storage space and a dishwasher, the kitchen works perfectly for modern family life.

## Dining Room

The dining room is semi open plan to the kitchen with French doors opening out onto the garden and a stairway leading upstairs.

## Bedroom Four

A ground floor bedroom overlooking the front of the home with white walls and brown carpets.

## Bathroom

A modern bathroom with tiled walls and laminate flooring. A bathtub with over bath shower, hand basin and w/c.

## Laundry Cupboard

Currently home to a washer and drier

## Inner Hallway

The inner hallways has a spacious understairs storage cupboard and provides access to the living room, bedroom four, laundry cupboard and bathroom.

## Bedroom One

A well sized double bedroom overlooking the front of the home with grey carpet and plenty of floorspace.

## Bedroom Two

A second double bedroom continuing the same colour scheme overlooking the rear aspect of the home.

## Bedroom Three

A third double bedroom to the front aspect.

## Bathroom

A four-piece bathroom suite with a corner shower, bathtub, hand basin and w/c. With light grey tiling and laminate flooring this is an ideal family bathroom.

## Garage

Providing parking and storage space to the rear of the home.

## External

The home has a low maintenance gravelled garden to the front with a driveway extending down the side to the garage. At the rear is a large decked patio area which leads down to the lawn with mature border plants.

## Directions

For Satnav please use the postcode HD6 2NA

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



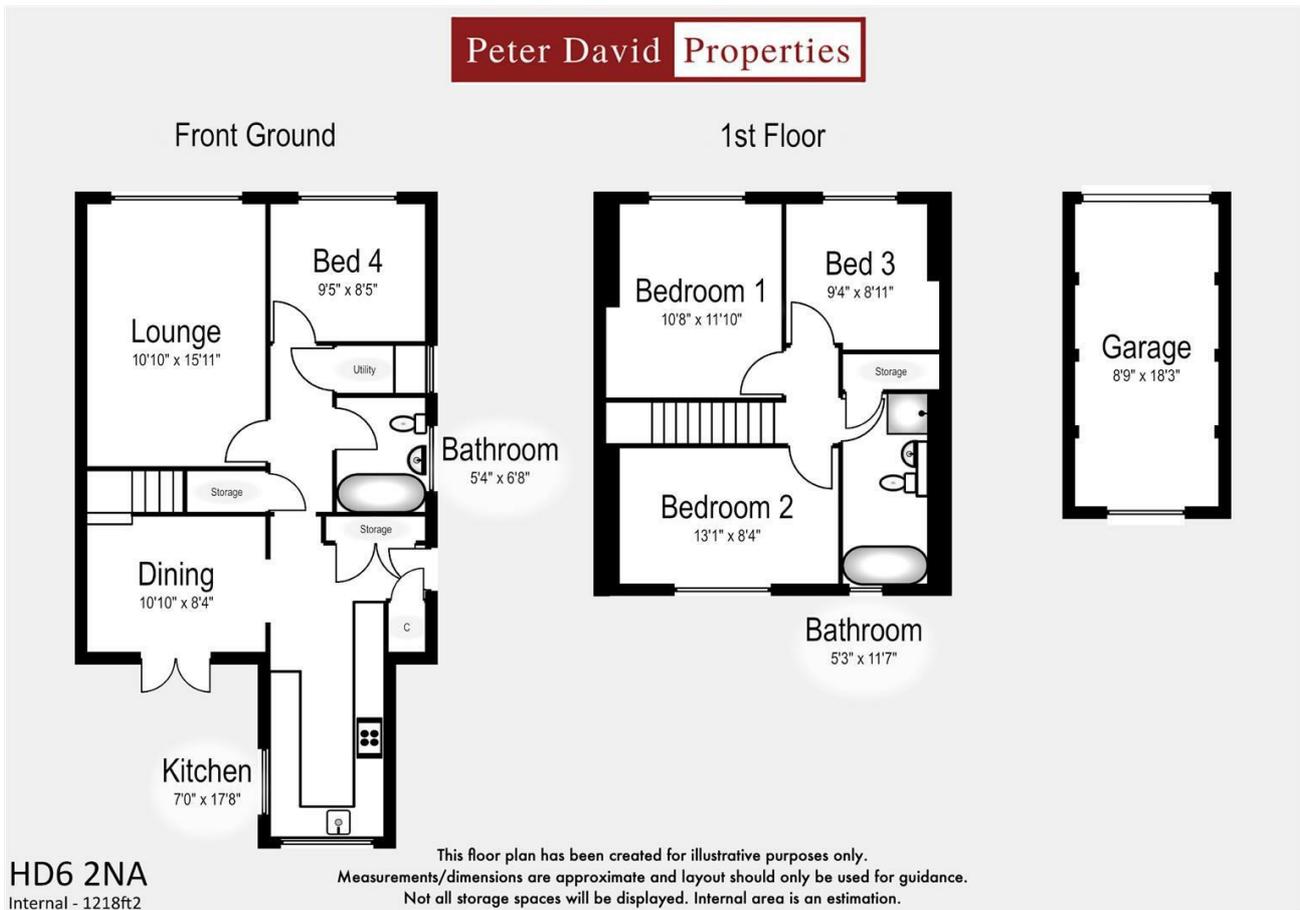
## Hybrid Map



## Terrain Map



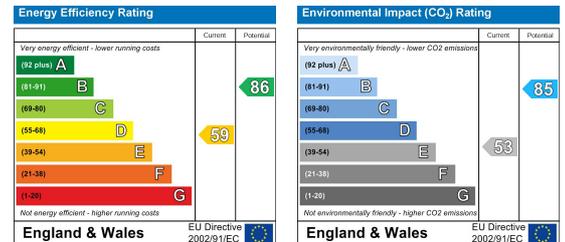
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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