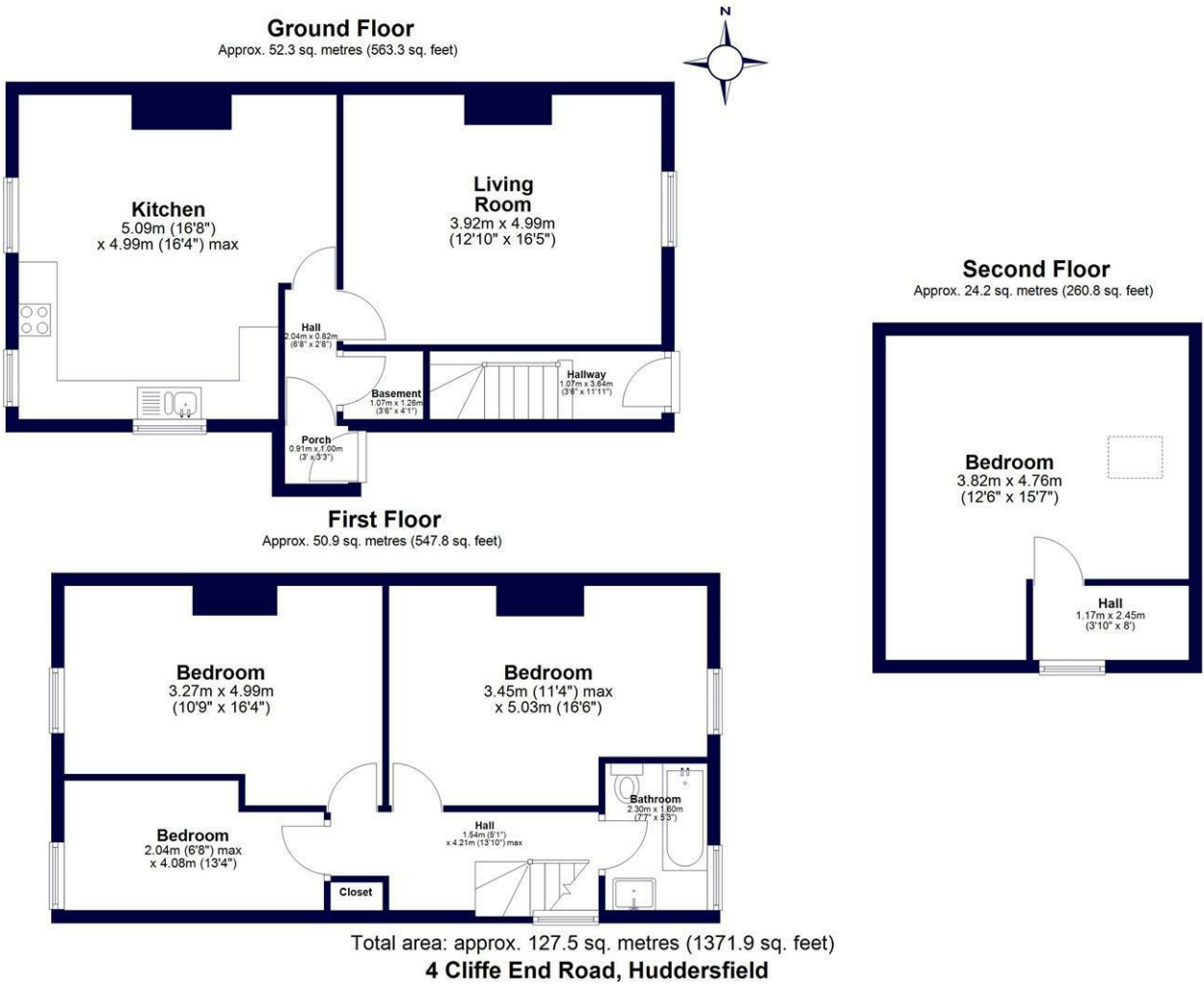


BOULTONS

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Sitting proudly at the top of Cliffe End Road in this DESIRABLE HD3 suburb is this SUPERB semi-detached house offering an exceptional opportunity for those seeking a MODERN, comfortable and SPACIOUS family home. Comprehensively UPGRADED (new central heating system, wiring and roof just to name some of the improvements) the property boasts FOUR well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

The interior is thoughtfully designed with MODERN fixtures and fittings, ensuring a STYLISH yet FUNCTIONAL living environment. Of particular note is the social LIVING KITCHEN and the well-appointed bathroom. The SPACIOUS and ATTRACTIVE layout makes this home truly "MOVE IN READY" which couple with the fact there is NO OWARD CHAIN allows you to move without unnecessary delay.

Outside, the property features a DOUBLE GARAGE, DRIVEWAY and an outbuilding, offering plenty of storage and parking options. The enclosed rear garden provides a private outdoor space, perfect for enjoying sunny days or relaxing with family and friends.

Conveniently located near the vibrant areas of Lindley and Marsh, this home is ideally situated for easy access to local amenities, schools, and transport links. With no upper chain, this property is ready for you to make it your own, and there is even a contribution to legal fees available, subject to an acceptable offer.

This charming residence is a rare find in a sought-after location, making it an ideal choice for families or professionals alike. Don't miss the chance to view this delightful home and experience all it has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5'10" x 3'6"

Accessed via a contemporary composite front door with privacy glass inset, staircase rising to the first floor, cloaks hanging and a central heating radiator. An internal door leads through to the lounge.

LOUNGE

16'4" x 13'7" max into the alcove

In keeping with the rest of the property, presented in a crisp, neutral fashion with newly laid carpet and a uPVC double glazed picture window positioned to the front elevation. You will also find a central heating radiator, chrome effect sockets and switches, high ceilings, central heating thermostat and an internal door leading to the inner lobby.

INNER LOBBY

6'8" x 3'9"

Featuring an ash style floor covering, central heating radiator, access to the side porch and an internal door leading to the cellar head and steps down to the keeping cellar. Chrome effect light switches, an internal door leading to the dining kitchen.

CELLAR

At the cellar head there is a PVCu double glazed window and with stone steps leading down to a cellar with a wall mounted Worcester gas fired boiler, stone table, storage niches, stone flagged floor, there are two former fuel stores and a second cellar with stone table, stone flagged floor and storage niches.

PORCH

3'2" x 3'2"

uPVC double glazed in construction, door giving access to the driveway and exterior of the property.

LIVING KITCHEN

16'5" x 16'9" max

A spacious and versatile hub of the home fitted with a range of wall and base units with complementary marble effect working surfaces, matched by an attractive central island. The kitchen is further equipped with a four ring gas hob, fitted over with contemporary extractor canopy, plumbing for either a washing machine or dishwasher, a one and a half bowl inset sink unit with mat black mixer tap over. There are tiled splashbacks surrounding the preparation areas and an abundance of natural light via the three uPVC double glazed windows positioned to the rear and side elevations. Spotlights in the ceiling, a continuation of the ash effect floor covering and positioned in each of the alcoves, are vertical column style radiators which provide an attractive focal point.

FIRST FLOOR

BEDROOM 1

16'6" x 11'3" max

Neutral and well presented with a uPVC double glazed picture window to the front elevation, a central heating radiator and chrome sockets and switches.

BEDROOM 2

16'4" x 10'10" max

Enjoying a semi open aspect via the uPVC double glazed picture window positioned to the rear elevation, central heating radiator, new carpet, crisp decor and chrome sockets and switches.

BEDROOM 4

12'10" x 6'11"

Also enjoying the attractive aspect to the rear via the uPVC double glazed picture window, central heating radiator, chrome sockets and switches, new floor coverings and the white decor.

LANDING

10'7" x 4'11"

With a staircase rising to the second floor and a uPVC double glazed window with privacy glass inset to the gable end of the property.

SECOND LANDING AREA

3'0" x 2'11"

Where there is a pair of useful cupboards.

FAMILY BATHROOM

7'6" x 5'4"

Well fitted with a contemporary white three piece suite comprising vanity hand wash basin with chrome waterfall mixer tap, panel bath with similar chrome waterfall mixer tap and a main showerhead and hand held shower attachment. There is a low level wc, complementary tiled walls and floor, heated towel rail, extraction, fitted LED mirror and a uPVC double glazed window with privacy glass inset.

SECOND FLOOR

BEDROOM 3

15'8" x 15'2" max

Another generous double bedroom enjoying good levels of natural light via the skylight to the front roof slope, central heating radiator, traditional trusses and beams on display, chrome sockets and switches,.

LANDING

3'7" x 3'2"

With a traditionally style uPVC double glazed window to the gable end from which long reaching views down the Colne Valley can be enjoyed.

OUTSIDE

There is an attractive, enclosed low maintenance front garden which provides a good buffer from the roadside. There is a double width driveway providing ample off road parking. There is a double garage with remotely operated electric door. There is an attractive stone flagged patio garden area to the rear with raised beds incorporating pebbles and evergreen tree and a garden outbuilding providing storage.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C

