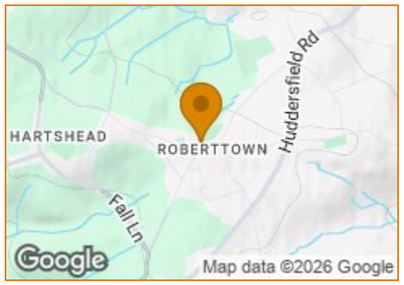
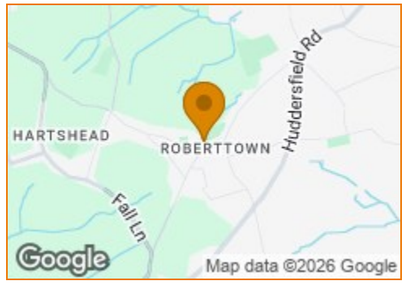
BOULTONS

Terrain Map

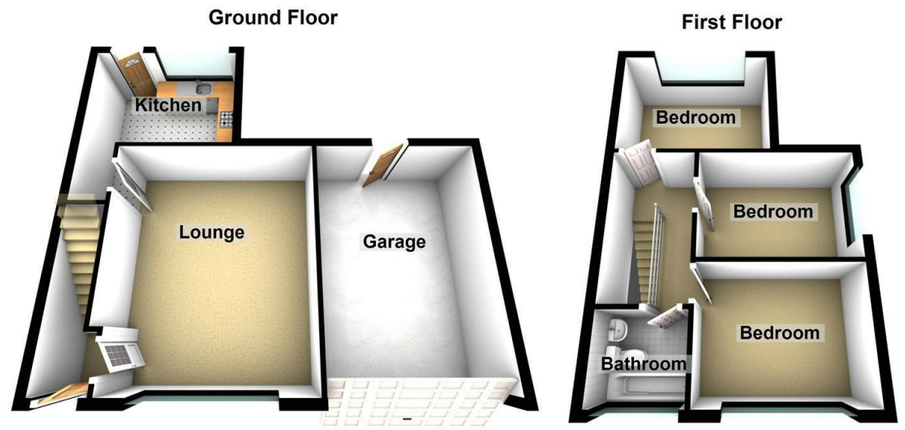


Hybrid Map

Terrain Map



Floor Plan



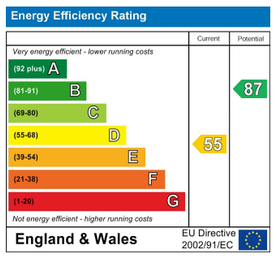
For illustration purposes only, not to scale.
Plan produced using PlanUp.

2 Echo Street, Liversedge

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Echo Street

Roberttown, Liversedge, WF15 7LU

£220,000

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Echo Street

Roberttown, Liversedge, WF15 7LU

£220,000

A superbly presented and recently modernised three bedroom detached property setback from the main flow of traffic and well situated for regional motorway links, daily amenities, surrounding countryside and the local recreation area. A generous and attached garage is ideal for hobbyists and there is a stone flagged, enclosed rear garden. The interior offers up a spacious lounge with dining area, a modern fitted kitchen, 3 bedrooms and a house bathroom well fitted with a modern 3 piece white suite. As you would expect there is a gas fired central heating system and sealed unit double glazing to be found at the property and viewing is very much advised. Comprises: Entrance lobby, lounge, keeping cellar, modern fitted kitchen, 3 bedrooms and a contemporary house bathroom. GFCH system and sealed unit double glazing, generous garage, and an enclosed, low maintenance rear garden.

ACCOMMODATION

ENTRANCE LOBBY
Accessed via a composite double glazed front door, laminate floor covering, central heating radiator and a staircase rising to the first floor.

GROUND FLOOR

LOUNGE
15'8" x 13'8"
With decorative stone feature fireplace with oak mantle, uPVC double glazed wood grain effect window positioned to the front elevation, attractive oak internal doors and central heating radiator.

KITCHEN, rear
11'1" x 7'10"
Fitted with a range of contemporary wall and base units with attractive post form working surfaces. The kitchen is further equipped with an integrated oven and electric hob with extractor over, provision for an American style fridge freezer, plumbed in, a one and a half bowl stainless steel inset sink unit and a central heating radiator. There are uPVC double glazed wood grain effect windows to the rear and side elevations, an attractive, contemporary laminate floor covering and a rear door leading out to the rear of the property.

CELLARS
Useful additional storage/keeping.

FIRST FLOOR

BEDROOM 1, front
10'5" x 8'6"
With a central heating radiator and a uPVC double glazed window.

BEDROOM 2
11'1" x 8'2"
With a wood grain effect uPVC double glazed window and a central heating radiator.

BEDROOM 3, side
10'5" x 6'6"
Also with a uPVC double glazed window and a central heating radiator.

HOUSE BATHROOM, front
5'2" x 5'6"
Fitted with a contemporary three piece suite comprising P bath with with shower over and matching splashscreen, pedestal hand wash basin with mixer tap, low flush wc, aqua board style splashbacks, heated towel rail and a uPVC double glazed window in a wood grain effect style.

OUTSIDE
There is a small, easily managed rear garden and attached at the side of the property is a generous workshop/garage space, ideal for hobby enthusiasts, with power, light and useful extra storage in the roof space. There is an up and over door positioned to the front elevation and an access door at the rear which allow you to pass items into the rear garden without going through the house. The property is street lined to the front.

COUNCIL TAX
BAND B.

TENURE
We understand that the property is a freehold arrangement this should be checked by the incoming purchases conveyancer.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

USEFUL INFORMATION
Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

https://www.openreach.com/fibre-checker

https://checker.ofcom.org.uk/en-gb/broadband-coverage