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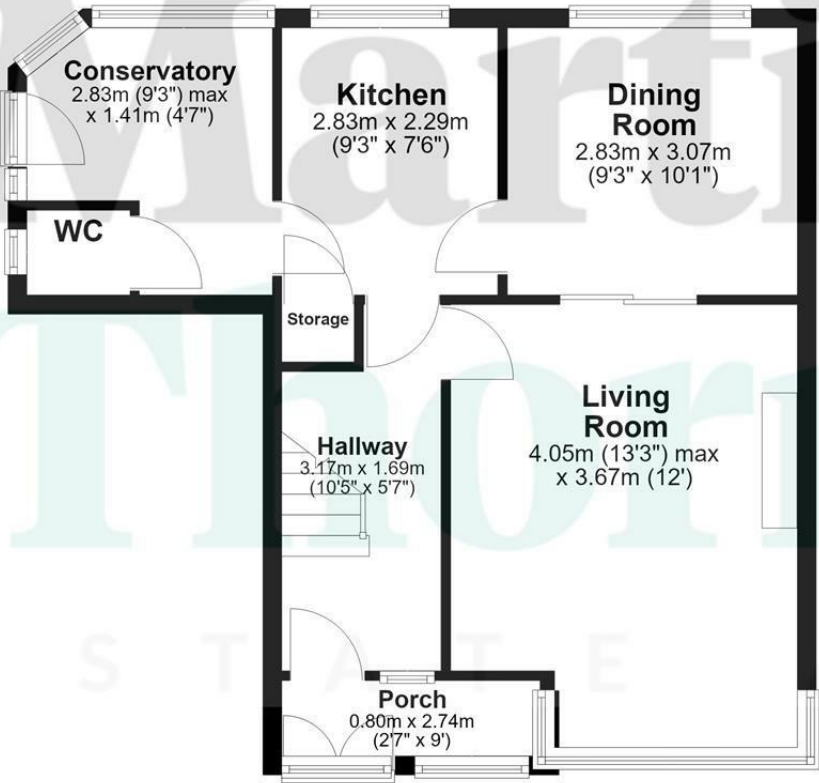
Hill Top Road, Salendine Nook

**Offers in the region of
£250,000**

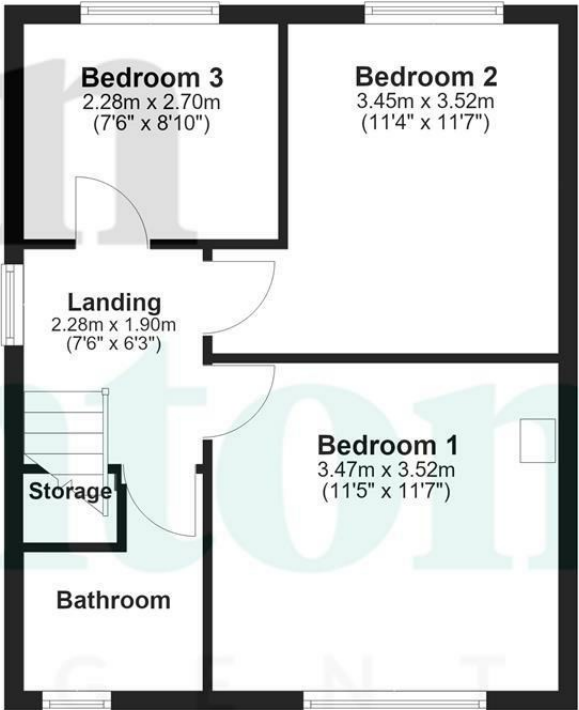
This well-presented, three-bedroom semi-detached home has been improved and enjoyed by the current owner from the original build in the late 60s. The property is betwixt Lindley Village and Salendine Nook Shopping Centre, and only a short drive away from the M62 motorway network, making this a perfect home for a professional couple or an expanding family looking for recommended local schooling. The accommodation comprises an entrance porch, entrance hallway, living room, dining room, kitchen, utility room and downstairs WC. There is a useful integral garage. On the first floor, there are three good-sized bedrooms and a stylish shower room. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a low-maintenance garden and a block paved driveway providing off-road parking and access to the integral garage. At the rear, there is a good-sized allotment style garden, with various potting sheds, perfect for outdoor entertaining and keen gardeners. An early inspection is advised to appreciate the deceptive nature of this family home.



Ground Floor



First Floor



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Entrance Porch

A set of French doors with double-glazed inserts open to the entrance porch, where there is a useful storage cupboard, tiling to the floor and a ceiling light point. From here, a uPVC and decorative glazed door opens to the entrance hall.

Entrance Hallway

The hallway has a ceiling light point, a staircase rising to the first floor landing and a radiator. There is a useful under stairs storage cupboard with hanging hooks and shelving. From here, access can be gained to the following rooms:

Living Room

The living room is positioned at the front of the property and has a uPVC and double-glazed window overlooking the garden. It has coving to the ceiling, a ceiling light point and a radiator. A set of sliding timber and bevelled glazed doors open to the dining room.



Dining Room

This room has a lovely outlook over the rear garden via a uPVC and double-glazed window. It has plenty of space for furniture, a ceiling light point, coving to the ceiling and a radiator.

Kitchen

The kitchen can be accessed from the dining room and from the entrance hallway. It is positioned at the rear of the property and has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit with twin taps. There is space for an oven, an overlying filter hood, space and plumbing for an automatic washing machine or dishwasher, and space for a freestanding fridge. The room has vinly style flooring, a ceiling light point and a pantry with shelving. A uPVC and double-glazed window provides views over the rear garden and a uPVC door with a double-glazed inserts leads into the utility area.



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Utility

This area has base cupboards, working surfaces, space and plumbing for an automatic washing machine and an inset stainless steel sink unit with twin taps. There is tiling to the floor, appropriate tiling to the walls, a radiator and uPVC and double-glazed windows to the rear elevation. A uPVC door gives access to the rear garden.



WC

This room houses a white suite comprising a low-level WC and a wall-hung hand basin with twin taps. There is a wall-mounted mirror, tiling to the floor, appropriate tiling to the walls and a radiator. A uPVC and double-glazed window allows natural light into the room.



Integral Garage

The garage can be accessed from the utility area and has an up-and-over door, power and lighting. The fuse box is located in this area and there is a glazed window allowing natural light.

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First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC and double-glazed window to the side elevation. There is access to insulated loft space and a ceiling light point.



Bedroom One

This double bedroom is positioned at the front of the property and has a lovely outlook over the garden and beyond via a uPVC and double-glazed window. It has a ceiling light point, coving to the ceiling and useful fitted wardrobes with hanging rails and shelving. There is a vanity area with drawers and a mirror, behind which is more storage.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC and double-glazed window. It has a ceiling light point, coving to the ceiling and a radiator.



Bedroom Three

This good-sized third bedroom has a ceiling downlighting, coving to the ceiling and a radiator. A uPVC and double-glazed window overlooks the rear garden.



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House Bathroom

This room houses a white suite comprising a low-level WC, wall-hung hand basin with mixer tap and a corner shower cubicle, home to a mains fed shower. There is karndean flooring, ceiling downlighting, coving to the ceiling, a wall-mounted mirror with storage and a ladder style towel radiator. A uPVC and double-glazed window allows natural light into the room.



External Details

There is a lovely lawned garden at the front of the property with walling, flower beds. A block paved driveway provide off-road parking and leads to the integral garage. The block paving continues around the side of the property, where there is outside security lighting and a water point. At the rear, there is a continuation of the block paving, a lovely seating area and a raised garden area with useful storage. The rear garden is a particularly good size and has a range of vegetable patches and a further raised seating area, perfect for outdoor entertaining.



Tenure

The vendor informs us the property is Freehold.

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Directions

