



32 Child Lane, Roberttown, Liversedge, WF15 7LZ

A FANTASTIC OPPORTUNITY has arisen to purchase this SUPERBLY PRESENTED two/three bedroom mews style townhouse situated within the heart of popular Roberttown village. This super location offers easy access to the local amenities and well regarded local school and this DECEPTIVELY SPACIOUS home ideally suits young families, downsizers or professional couples. Offering a stylish specification finish with breakfast kitchen, lounge and conservatory opening onto the lovely rear garden with two first floor bedrooms and modern bathroom. In addition there is a well-presented, spacious occasional attic room which was converted over 13 years ago prior to the current vendors ownership. Driveway parking to the front with single garage with pleasant low maintenance gardens. Benefits from GCH & uPVC DG. EPC - C. NO CHAIN.

Offers in excess of £210,000

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ENTRANCE HALL Hallway and wall mounted boiler.

BREAKFAST KITCHEN 11'10" x 10'6" max (3.6m x 3.2m max)

Modern range of wall and base units, complimentary worktop, breakfast bar and inset one and a half bowl inset sink with mixer tap. Integral electric oven and induction hob with extractor. Plumbing for washer and integral dishwasher.

LOUNGE 17'9" x 11'10" max (5.4m x 3.6m max)

Open staircase and inset log effect finish living flame gas fire. Double doors to conservatory.

CONSERVATORY 10'2" x 9'2" max (3.1m x 2.8m max)

Double doors to garden.

BEDROOM ONE 9'10" (3) x 7'10" (2.4) max plus robes

Fitted sliding wardrobes.

BEDROOM TWO 11'10" (3.6) x 7'10" (2.4) max plus doorway

Fitted wardrobes.

BATHROOM Three piece modern suite comprising of integral shower and glazed shower screen over P-shaped bath. Vanity sink with vanity lit mirror and WC. Chrome wall mounted towel heater and tiled walls.

ATTIC ROOM 13'1" (4) x 9'10" (3) max plus robes

Fitted wardrobes along one wall. Quality finish to this spacious room with good head height and full staircase which was converted over 13 years ago before the current owners purchased the house. Please note we are unsure whether this room has building consent to use as a bedroom.

EXTERIOR Low maintenance paved and artificial lawned garden to rear. Communal courtyard with allocated parking space plus single garage with electric roller doors.

Freehold

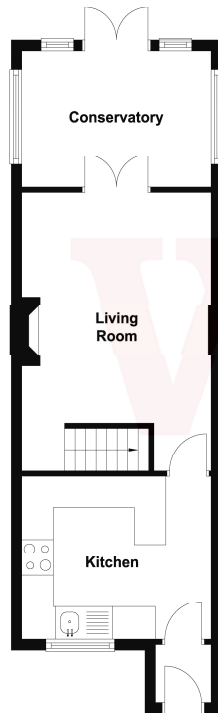
Council Tax B

EPC - C

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Second Floor

