



## 54 Darley Road, Liversedge, WF15 6QB

FOREVER POPULAR, houses on Darley Road and the surrounding area continue to be increasingly sought after. Situated in this highly accessible location and in the catchment area of well regarded schools, this THREE BEDROOM townhouse will be of particular interest to FTB's and young families. Well presented throughout but requiring some cosmetic touches, the houses is sold with NO CHAIN and comprises lounge, breakfast kitchen, three first floor bedrooms and modern bathroom. Externally there is a lawned garden to the front and a low maintenance garden to the rear with an open aspect. Benefiting from a car parking space, uPVC DG and GCH. EPC - C.

Offers in the region of £160,000

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## ENTRANCE HALL

### LOUNGE 14'1" x 13'9" max (4.3m x 4.2m max)

Fireplace and electric fire.

### KITCHEN DINER 13'9" x 9'6" max (4.2m x 2.9m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer, double doors to rear and cupboard housing central heating boiler.

### BEDROOM ONE 11'10" x 6'7" max (3.6m x 2m max)

### BEDROOM TWO 12'2" x 7'7" max (3.7m x 2.3m max)

### BEDROOM THREE 8'2" (2.5) x 6'7" (2.0) max including bulk head

**BATHROOM** Three piece suite comprising shower over bath and glazed screen, hand wash basin and wc. Chrome heated towel rail.

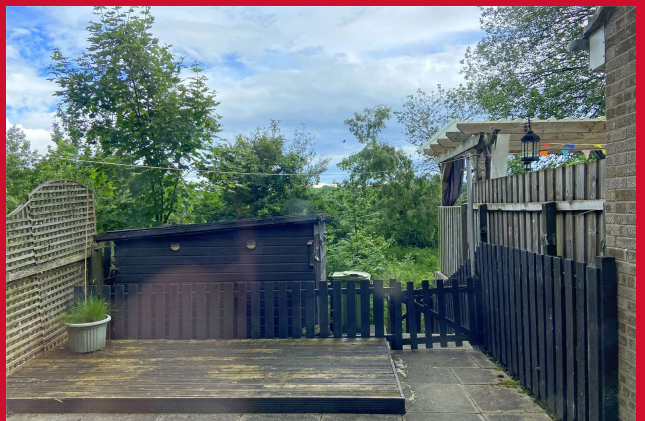
**EXTERIOR** The property benefits from lawned garden to the front and one parking space. Low maintenance paved garden with decked area to the rear with open aspect.

Freehold

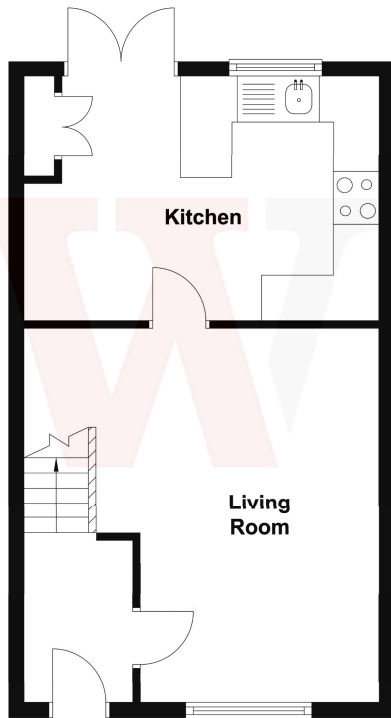
Council Tax Band B

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

