



Old Park Road, Idle,

Asking Price
£139,995

STUNNING * STUNNING * STUNNING
EX'LOCAL AUTHORITY
IMMACULATELY DECORATED AND PRESENTED
THROUGHOUT
FRONT & REAR GARDENS
CLOSE TO LOCAL SCHOOL & VILLAGE AMENITIES
GREAT FTB'S OR YOUNG FAMILY HOME

EXTENDED BRICK BUILT SEMI-DETACHED
OPEN PLAN KITCHEN DINING ROOM
GCH & UPVC DG & ALARMED
REAR MAN CAVE OUTBUILDING
HANDY FOR APPERLEY BRIDGE RAILWAY
STATION
VIEWING ESSENTIAL

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STUNNING * STUNNING * STUNNING * EXTENDED BRICK BUILT EX LOCAL AUTHORITY SEMI-DETACHED * IMMACUATELY PRESENTED THROUGHOUT * OPEN PLAN KITCHEN DINING AREA SUPERB FOR YOUNG FAMILIES * SPACIOUS LOUNGE * 3 DOUBLE BEDROOMS * LOVELY BATHROOM * GCH & UPVC DG * ALARMED * CLOAKS WC * UTILITY ROOM * FRONT & REAR GARDENS * OUTBUILDING MAN CAVE * ALFRESCO PATIO AREAS * MUST BE VIEWED TO APPRECIATE *

Here we have a stunning and immaculately presented extended brick built semi-detached which offers 3 double bedrooms, family open plan kitchen dining room, spacious lounge, cloaks wc, utility room, fantastic bathroom suite, gch, diamond led Upvc dg, alarm, front & rear gardens, outbuilding man cave. The location ticks all the boxes for the local school, village amenities, Apperley Bridge railway station is close by, supermarkets are 5 minutes away by car. Overall this is a property that will appeal to FTB'S and a young family. **VIEWING ESSENTIAL.**

Hallway: Stairs, frosted Upvc dg window, thermostat control.

Entrance: Front Upvc door into a vestibule with internal door.

Cloaks wc: Wash basin and wc in white, mosaic tiled, frosted Upvc dg window, ch radiator, tiled floor.

Lounge: 5.58m x 3.64m (18'3 x 11'11). Diamond led Upvc dg window to front & rear, coving, Louis style fireplace surround with marble back & hearth, living flame coal gas fire, ch radiator.

Open plan Kitchen Dining Room: 5.39m x 5.07m (17'8 x 16'7). Excellent range of modern fitted units in modern oak, work tops with matching splash backs, under lighting, composite granite effect sink and monobloc tap, brushed stainless steel power points and switches, double stainless steel extractor hood over a stainless steel range with 5 gas burners, warming plate, double oven and grill and proving draw, integrated dishwasher, recessed area which will house a tall boy American fridge freezer, central island with built in wine fridge, breakfast bar. Dining area has space for a table and 4 chairs, ch radiator, tiled floor, diamond led Upvc dg window to the front, storage below, inset ceiling lights, alarm panel, Upvc dg French doors to rear with fitted blinds, contemporary upright ch radiator.

Utility Room: 3.14m x 1.52m (10'3 x 4'11). Work top with stainless steel sink and mixer tap, plumbed for an auto-washer, housing for a dryer, Upvc dg diamond led window to rear, wall mounted condensing boiler, ch radiator, tiled floor, extractor, storage cupboard.

Landing & Stairs: Upvc dg diamond led window to rear, ch radiator, loft access with drop down wood ladder.

Bedroom 1: 4.24m to door x 3.66m (13'10 x 12'0). Upvc dg diamond led window to front, ch radiator, twin fitted sliding fitted robes in walnut effect.

Bedroom 2: 4.11m to recess of door x 3.12m (13'5 x 10'2). Upvc dg diamond led window to side, ch radiator, built in cupboard storage.



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All measurements have been taken using electronic measuring devices and are only approximate.

Bedroom 3: 2.73m x 2.32m (8'11 x 7'7). Upvc dg diamond leaded window to rear, ch radiator.

Bathroom: 2.42m x 1.35m (7'11 x 4'5). Three piece suite in white, part tiled, chrome fittings, shower glass screen, chrome thermostatically controlled unit over the bath, chrome mixer tap, slate tiled floor, heated chrome towel rail, Upvc cladded ceiling with inset chrome ceiling lights, frosted Upvc dg diamond leaded window to rear, extractor.

Externally: To the front is a lawned garden. To the rear is an enclosed SW facing garden, flagged patio, steps up to a level lawned garden, additional flagged patio, outbuilding man cave with light & power, shed, sensor security lighting and night light, water taps to front & rear.

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