

# Chapters



## 3 BEECH AVENUE SOWERBY BRIDGE

£189,950  
FREEHOLD

Situated on Beech Avenue in Sowerby Bridge, this semi-detached house presents an excellent opportunity for growing families and professionals alike. The property boasts three generously sized double bedrooms and well-appointed bathroom. Upon entering, there is a spacious reception room, perfect for entertaining guests, a good sized kitchen dining room and separate utility which offers plenty of living space. Outside, the property features a lovely garden to the rear, ideal for outdoor activities. Additionally, off-road parking is available for up to two vehicles, providing ease and security. Situated in a great location, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. This semi-detached house on Beech Avenue is a wonderful opportunity to purchase your next home.





• THREE DOUBLE BEDROOMS • SPACIOUS LIVING ROOM • GOOD SIZED KITCHEN DINING ROOM • UTILITY ROOM

### Entrance

Access via Upvc door with staircase to the first floor landing and doors leading to the kitchen dining room and living room.

### Kitchen Dining Room

A spacious kitchen with matching wall and base units, complimentary work surfaces and breakfast bar. integrated appliances such as, oven, gas hob, and overhead extractor hood. Stainless steel sink with draining board, plumbing for a dishwasher and space for a fridge freezer, tiled flooring with under floor heating, Inset spotlighting, and double glazed window to the rear. Space for dining table and chairs, double glazed window to the front of the property, inset spotlighting and radiator. There is a downstairs pantry with lighting and shelving.

### Utility Room

Matching wall and base units, plumbing for a washing machine and space for a tumble dryer, inset spotlighting, tiled flooring and Upvc door leading to the rear of the property.

### Living Room

Large living room with cast iron gas fire and surround, double glazed window to the front and rear of the property, wall lighting and radiator.

### First Floor Landing

The first floor landing has access to the three bedrooms and bathroom.

### Bedroom One

Double bedroom with double glazed window to the the

front on the property with views of the valley, built in wardrobe with shelving and rails, and radiator.

### Bedroom Two

Double bedroom with double glazed window to the front of the property with views of the valley, access to fully boarded and insulated loft, built in storage cupboard with shelving and radiator.

### Bedroom Three

Double bedroom with double glazed window to the rear and radiator.

### Bathroom

Three piece bathroom suite including, bath with overhead shower and shower screen, WC, and wash basin. Fully tiled walls and flooring, inset spotlighting, frosted double glazed window to the rear and heated towel rail.

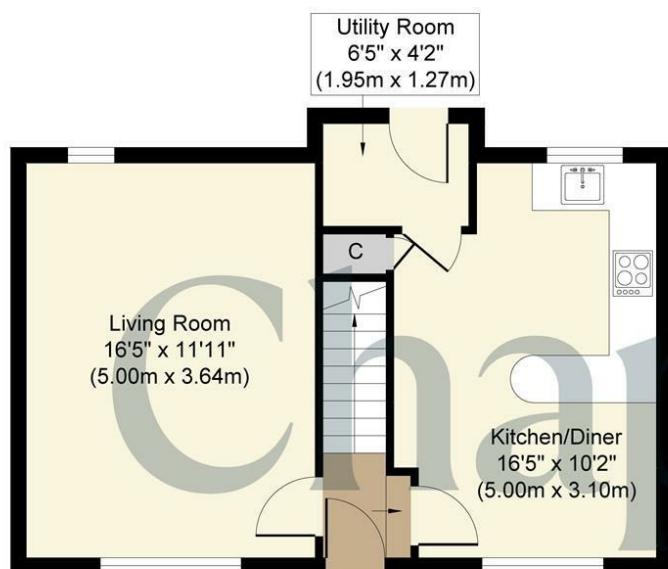
### External

To the front there is parking for upto two cars, with a raised flagged seating area, to the rear there are outdoor sheds for used for storage, stairs leading to a decked seating area and lawn, to the back of the garden are railway sleepers with mature shrubs and plants.

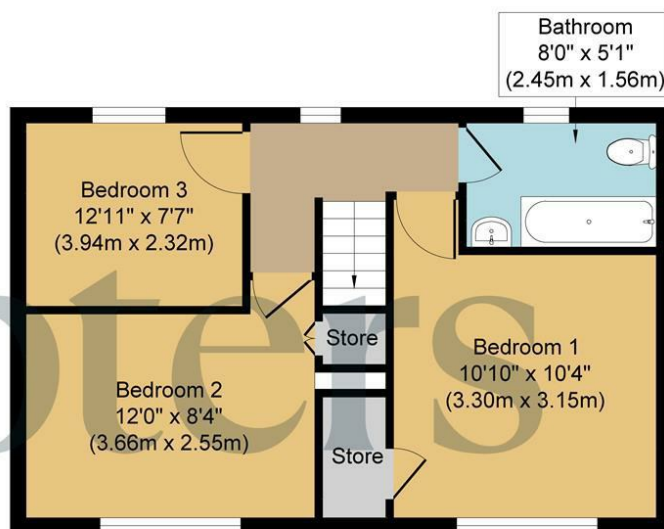


- FAMILY BATHROOM • GARDEN TO THE REAR • OFF ROAD PARKING FOR 2 CARS • IDEAL LOCATION • EASY ACSESS TO LOCAL SCHOOLS AND AMENTIES • NO ONWARD CHAIN





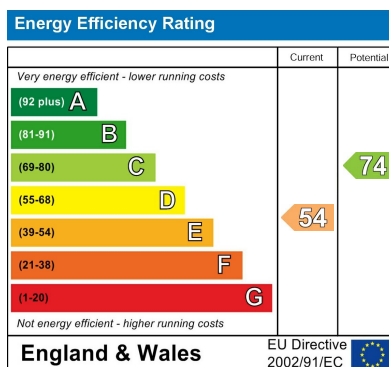
**Ground Floor**  
Approximate Floor Area  
**440 sq. ft**  
(40.87 sq. m)



**First Floor**  
Approximate Floor Area  
**430 sq. ft**  
(39.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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