



5 Grange Avenue, Marsden

Appealing two-bedroom mid terraced property in the popular village of Marsden a short walk to the many and varied local amenities. The property is offered for sale with no upper chain and has double glazing and gas fired central heating. The accommodation briefly comprises: entrance vestibule, lounge, kitchen, cellar, first floor landing, two bedrooms and bathroom. The property has a good-sized cellar which adds options and there are gardens to the front and rear. Well priced for an early sale, internal inspection is highly recommended. A great starter home, for rent or just a nice Marsden home.

Holmfirth

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Slaithwaite

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Accommodation

GROUND FLOOR

Entrance Vestibule

The property has a double-glazed front access door with double-glazed window above. The inner entrance vestibule has a part glazed door which gives access to the property's lounge.



Lounge

11' 7" x 14' 11" overall max

This good-sized welcoming room has a gas fire set upon a raised hearth and built-in side plinths to the left and the right of the chimney breast. The lounge has a double-glazed window allowing a front aspect, central heating radiator and an open stairs staircase rises to the first-floor landing.



Kitchen

14' 11" x 10' 3" overall max

Comprising of units to the high and low level with an integral washing machine, integral dishwasher, fridge freezer, built-in microwave, oven and gas hob with a filtration hood over. The room has a double-glazed rear access door with glazing over and a double-glazed window allowing a rear garden aspect. There is timber style affect flooring and the central heating radiator. There is under stairs access to the property's cellar from the kitchen.

Cellar

17' 2" x 8' max

This good-sized cellar has an obscure double-glazed window and there is power and lighting.

FIRST FLOOR



Landing

The landing is home to the property's loft access point and doors lead off.



Bedroom 2 14' 1" x 6' plus door recess

Located to the rear of the property with a double-glazed window allowing views to the properties rear garden and there is a central heating radiator.



Bedroom 1 14' 11" x 10' 10" max including robes

Located to the front of the property with two double-glazed windows allowing a front aspect, central heating radiator and built-in cupboards to the left-hand side of the chimney breast and built-in shelving to the right.



Bathroom 8' 4" x 7' 11"

Comprising of a four-piece suite including corner bath with shower attachment, separate shower cubicle, vanity hand wash basin with storage beneath and concealed flush WC. The bathroom is home to the property's gas fired central heating boiler and there is an obscure glazed window and a central heating radiator.

OUTSIDE

Front Garden

To the front there is a paved garden area, and steps rise to the front door.



Rear Garden

With paving immediately to the rear and then the garden in the main is gravelled with some established planting. From here there is a rear access gate and like most mid row properties there is neighbour access.

Additional Information

The property is Freehold, Energy rating 66 (Band D), Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

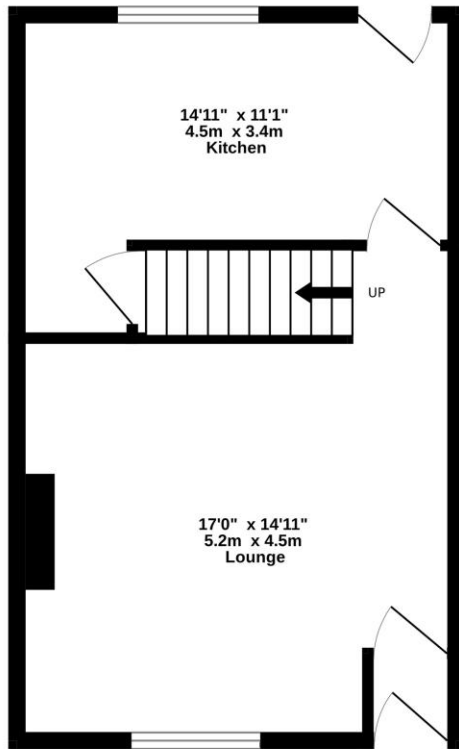
Viewing

By appointment with Wm Sykes & Son.

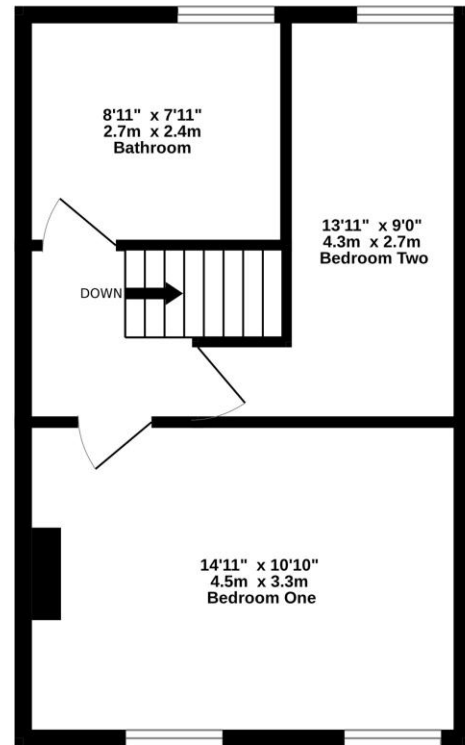
Directions

From Slaithwaite proceed along Manchester Road and into Marsden turning right down Brougham Road. At the end turn right down Peel Street and then right along Warehouse Hill. As the road passes over the canal, it becomes Marsden Lane and after a short distance turn left up Grange Street. Grange Avenue is the first right and the property is on the left.

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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