



4 Casson Street, Cowlersley

This 2 double bed roomed stone built terraced home would be ideal for a first time buyer or downsizer. It is immaculately presented throughout making this a 'ready to move into' house purchase with modern installations including well fitted kitchen, white sanitary ware in the bathroom, gas fired central heating, gas fired stove, and double glazing. It has large windows making it a light and airy home and is partially open plan to the ground floor. Externally, there is a well-maintained low maintenance garden to the front, and a shared yard to the rear. It is conveniently located for access to local schools, a regular bus service, and a short drive up to the M62 at Junctions 23 & 24. For those who love the outdoors, there is easy access to some very pleasant walks, particularly around the nearby Blackmoorfoot Reservoir.

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Accommodation:

The front entrance door opens into:-

GROUND FLOOR



Hallway

A welcoming entrance with wood flooring and staircase rising to the first floor.



Lounge

13'9" x 12'9"

The main focal point is a gas fired stove set into the chimney breast with a timber surround and a tiled hearth and back. There is a large window to the front, wood flooring, and a wide opening leads on through to the kitchen.



Kitchen

15'7" x 5'11"

Fitted with a range of modern wall, drawer and base units topped with wood effect work surfaces which incorporate a stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over, electric oven, cupboard housing the central heating boiler, tiled splashbacks, inset ceiling spotlights, tiled floor, and a window and external door to the rear.

BASEMENT

Cellar

There is plumbing for a washing machine, space maybe for other appliances, and ample storage.

FIRST FLOOR



Landing

Having access to the loft via a pull down ladder.



Bedroom 1

12'11" x 10'3" (8'6" min)

A double bedroom with large window to the front, and an ornate cast iron bedroom fireplace.



Bedroom 2

15'9" x 6'10"

Another double bedroom with window to the rear.



Bathroom

6'11" x 6'11"

Very nicely fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a panelled bath with mixer tap with hose and a large shower head above the centre of the bath. It has a frosted window to the front, tiled walls, extractor fan, and a ladder style radiator/towel warmer.



OUTSIDE

To the front is a well-maintained low maintenance enclosed garden laid with pebbles and stepping stones/bases for planted pots, and a concrete path and sitting area. Step out at the rear into a yard which is shared with the neighbouring property

Viewing

By appointment with Wm. Sykes & Son.

Location

From the main A62 Manchester Road, look out for the Asda petrol station on the left before reaching the Morley Lane traffic lights and turn left onto Bowling Street, and then right onto Casson Street where No.4 will be found on the right.

Additional Information

- Council Tax – Band A
- Tenure – Freehold
- EPC Rating – D
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating and a gas fired stove in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is broadband service in the area (including 'ultrafast'), and mobile coverage at the property is offered by several providers.

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This floor plan is for illustrative purposes only and may not be to scale.
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