



98 Mount Road, Marsden

A well-proportioned three-bedroom stone-built end terraced property offered for sale with no upper chain. The property has gardens to the front and rear and both enjoy far reaching Colne Valley views and there is farmland to the rear. Within walking distance to Marsden village centre with its many and varied amenities, bars and eateries and the main train line train station. The accommodation briefly comprises: entrance lobby, lounge, dining kitchen, first floor landing, three bedrooms and bathroom. The property would benefit from some refurbishment and is well priced to reflect the works required for a such a well located and substantial property. Early viewing is highly recommended.

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Accommodation

GROUND FLOOR

Entrance Lobby

Access is gained by a double-glazed door with glazed panel above into the entrance lobby when there is a central heating radiator and stairs rise to the first floor.



Lounge

15'11" x 15'5" max

The lounge has a living flame effect gas fire set within a period style timber surround with a backcloth and raised hearth. The room has a good-sized double-glazed window to the front allowing views of the property's front garden, neighbouring properties and views beyond. The room has a central heating radiator.



Dining Kitchen

18'10" x 8'11"

Comprising of units to the high and low level with a stainless-steel sink unit, plumbing for an automatic washing machine, a gas and electric cooker point and relevant tiled splashback. The room has a central heating radiator, three double-glazed windows, double glazed external access door and a useful under stairs storage cupboard.

FIRST FLOOR

Landing

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



Bedroom 1

15'5" x 10'8" max including wardrobes

Having an array of built-in wardrobes, drawer units and bedside cabinets, the room has a double-glazed window which offers particularly impressive far reaching Colne valley views over neighbouring rooftops and there is a central heating radiator.



Bedroom 2 **11'11" x 8'11" max**

Located to the rear of the property there is double bedroom, it has a central heating radiator and a double-glazed window which offers views over the property's rear garden and farmland beyond.



Bedroom 3 **12'6" x 8'2" max**

Whilst the smallest of the bedrooms, the third bedroom is still a good size with useful particularly deep bulkhead storage space, central heating radiator and double-glazed window offering views similar to that of bedroom one.



Bathroom **6'11" x 6'0"**

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and panelled bath with electric shower over. The room has an extractor fan, inset spotlights to the ceiling and is tiled to ceiling height. There is a central heating radiator and an obscure double-glazed window.



Views to Front



Views to Rear



OUTSIDE

To the front of the property steps lead from the road below to the front garden which is in the main laid to lawn with a fenced boundary to one side and wall boundary to the other.

Immediately to the rear of the property there is a hardstanding area with a useful storage shed, side access gate which also gives access to the neighbouring property and from here steps rise up to a second paved terraced area again with a useful garden shed and further steps raise to the top tier area which again is paved and offers additional outside entertaining space and enjoys particularly impressive far reaching views down the Colne Valley and there is farmland behind. There is external lighting and an outside tap.

Viewing

By appointment with Wm. Sykes & Son.

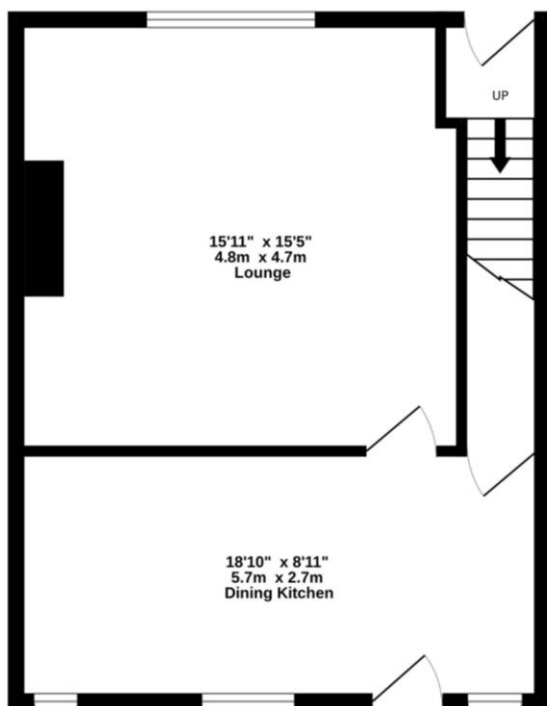
Location

Leaving Marsden village centre on Peel Street turn right onto the Manchester Road passing the Holme Valley Mountain Rescue on your left then turn left down Fall Lane and then turn right along Mount Road. Proceed up Mount Road and no. 98 is on the right.

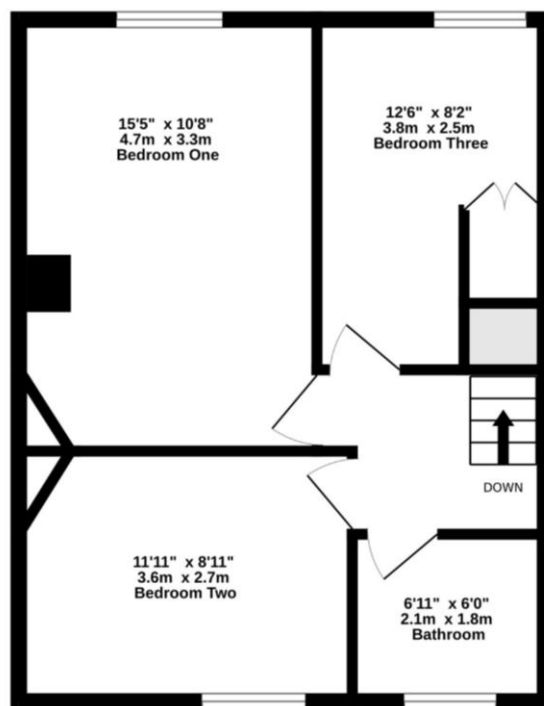
Additional Information

- Council Tax – Band A
- Tenure – Freehold
- Energy Rating 52 (Band E)
- Utilities:-
 - Water – mains
 - Electricity – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fire central heating.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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