



**ASHVILLE GROVE, HALIFAX
HX2 0PN**

£110,000

Three Bedroom Townhouse

- THREE BED TOWNHOUSE
- MODERN BATHROOM
- GARDEN FRONT AND REAR
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SHOPS
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED

Residential sales

Residential lettings

Property management

Buyers agent



FOR SALE

Well presented three bedroom mid townhouse property which would make an ideal family home or a first time buyer wanting to get onto the property ladder. Providing good sized family accommodation with modern fitted kitchen with door to rear garden. The property has modern bathroom with uPVC double glazing and gas central heating. Comprising: Ground floor entrance hall, lounge, kitchen with door to rear garden. First floor three bedrooms and bathroom. Outside there is a lawned area to front, paved and lawned garden to the rear. Close to local amenities, viewing recommended.

GROUND FLOOR

Double glazed external door leading to entrance hall

Lounge 4.41m x 3.78m

With alcoves and central heating radiator, uPVC double glazed window to the front elevation.

Kitchen/Diner 3.41m x 3.78m

Fitted with modern base and wall units, laminated work surfaces and onyx effect splash backs, with stainless steel sink unit with drainer and mixer tap. Integrated electric oven and microwave, five ring gas hob, plumbing for washing machine and 4 spot light fitting. Central heating radiator and uPVC window. Rear lobby with uPVC door leading out to the rear garden.

Bathroom 2.46m x 1.78m max

Modern three piece suite in white with mixer tap and shower attachment. Full melamine wall covering and wood effect flooring. Central heating radiator and uPVC double glazed window.

FIRST FLOOR

Landing

Bedroom 1 4.42m x 3.02m

Spacious room having walk-in wardrobe and central heating radiator and uPVC double glazed.

Bedroom 2 3.21m x 3.16m

With fitted storage cupboard housing the central heating boiler. central heating radiator and uPVC double glazed window.

Bedroom 3 2.3m x 2.05m

With central heating radiator and uPVC double glazing.

OUTSIDE:

Lawned area to the front, good sized garden to rear.

BOUNDARIES & OWNERSHIPS

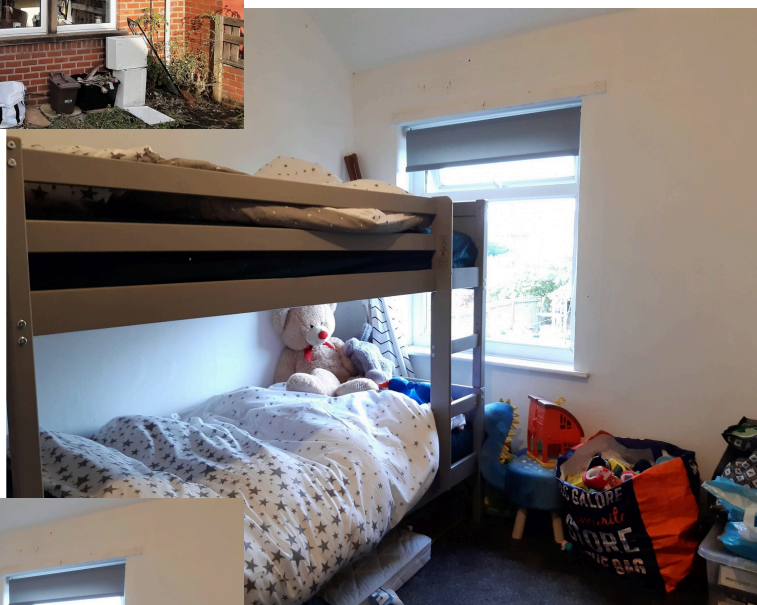
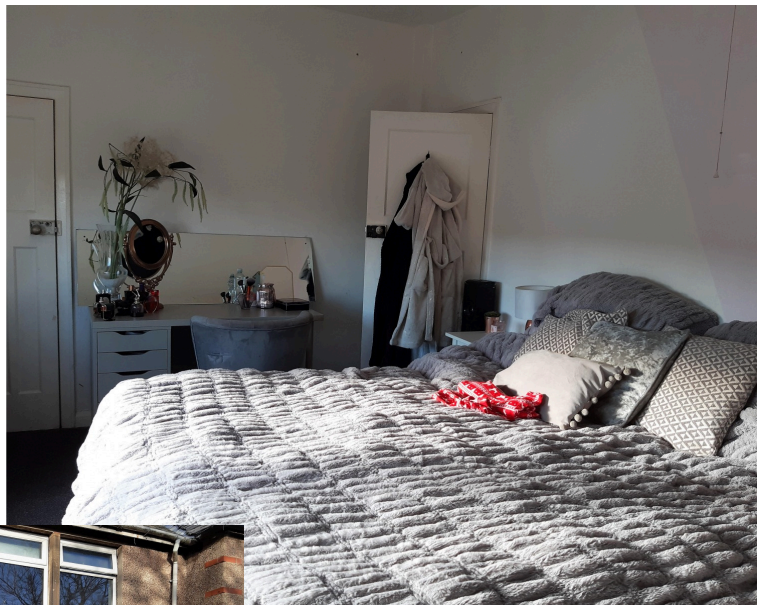
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts. We have Mortgage & Conveyancing Services available - Please ask for details.

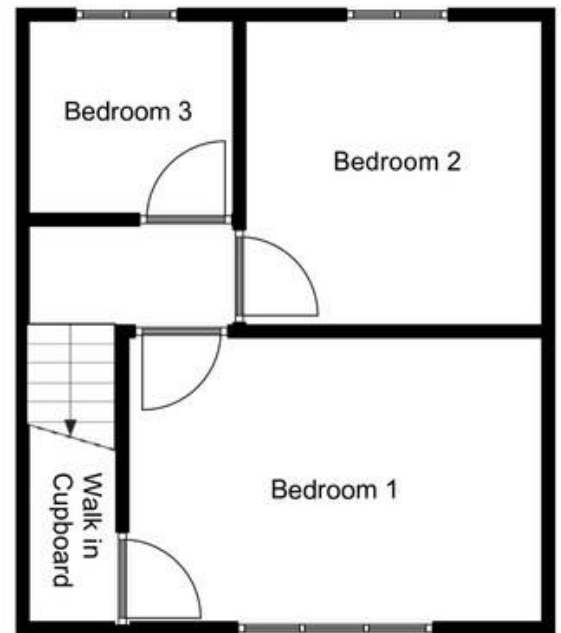
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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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