

MARSH & MARSH PROPERTIES

10 Tennyson Place, Hipperholme, HX3 8LQ

£170,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES & INVESTORS**** A spacious and versatile TWO DOUBLE BEDROOM back-to-back property situated in the highly sought-after area of Hipperholme. Ideally located within walking distance of local amenities, highly regarded schools, and excellent transport links, the property also benefits from quick and easy access to the M62 motorway. Boasting parking, flexible living accommodation set over four levels, and character features throughout, this home offers far more than first meets the eye and therefore an internal inspection is essential to fully appreciate what is on offer. In brief, the ground floor comprises a dining kitchen and lounge. Steps lead down to the lower level where you will find two versatile rooms, currently used as an occasional bedroom and second lounge. To the first floor is a landing, a double bedroom, and a luxurious four-piece bathroom suite. Further stairs rise to the impressive loft-converted master bedroom. Externally, to the front of the property is off-road parking for one vehicle, a lawned garden, and shared stone-built storage outbuildings. Again internal inspection is strongly advised to genuinely appreciate all that this fantastic home has to offer.

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LIVING ROOM 3.0 x 4.4m (10'0 x 14'6)



A spacious and welcoming lounge featuring a multi-fuel stove set upon a stone hearth with oak mantel, creating an attractive focal point to the room. Further benefits include a radiator and a large UPVC window allowing plenty of natural light.

DINING KITCHEN 2.2 x 5.4m (7'4 x 17'10)

A well-proportioned dining kitchen fitted with a sink and chrome mixer tap with tiled splashbacks. Appliances include a built-in oven, hob, and extractor fan, along with space and plumbing for a washing machine and tall fridge freezer. Finished with wood-effect laminate flooring, ceiling spotlights, radiator, UPVC front door, and UPVC

window. Access to the lower level is also provided from this room.



GAMES ROOM / SECOND RECEPTION ROOM 4.0 x 3.8m (12'11 x 12'5)



A converted basement space currently utilised as an additional reception room. This versatile area could be used as a lounge, games room, office, gym, or hobby room. Finished with wood-effect laminate flooring, ceiling spotlights, and a radiator. The combination boiler is neatly housed within a cupboard, which also offers space for a dryer.

STORE / OCCASIONAL BEDROOM 3.0 x 3.8m (9'8 x 12'5)



A further converted basement room currently used as an occasional bedroom. This flexible space would also suit use as a home office, or additional storage area. Featuring a radiator and ceiling spotlights.

LANDING



First-floor landing with radiator and ceiling spotlights.

BEDROOM TWO 3.5 x 3.5m (11'7 x 11'7)



A generous double bedroom with a radiator and a large UPVC window.



BATHROOM



A luxurious four-piece bathroom suite comprising a freestanding bath with handheld shower

attachment, a tiled shower cubicle with sliding doors and both a rainfall and handheld power shower, a pedestal sink, and low flush toilet. Additional features include tiled flooring, a chrome towel radiator, a wall-mounted mirrored cabinet, ceiling spotlights, an extractor fan, and a UPVC window.

MASTER BEDROOM 4.8 x 4.2m (15'8 x 11'7)



An impressive loft-converted master bedroom offering excellent proportions and character, featuring exposed wooden ceiling beams, radiator, and a Velux window.

EXTERNAL

To the front of the property is off-road parking for

one vehicle together with a lawned garden area. There is also a useful stone-built shed providing additional external storage.

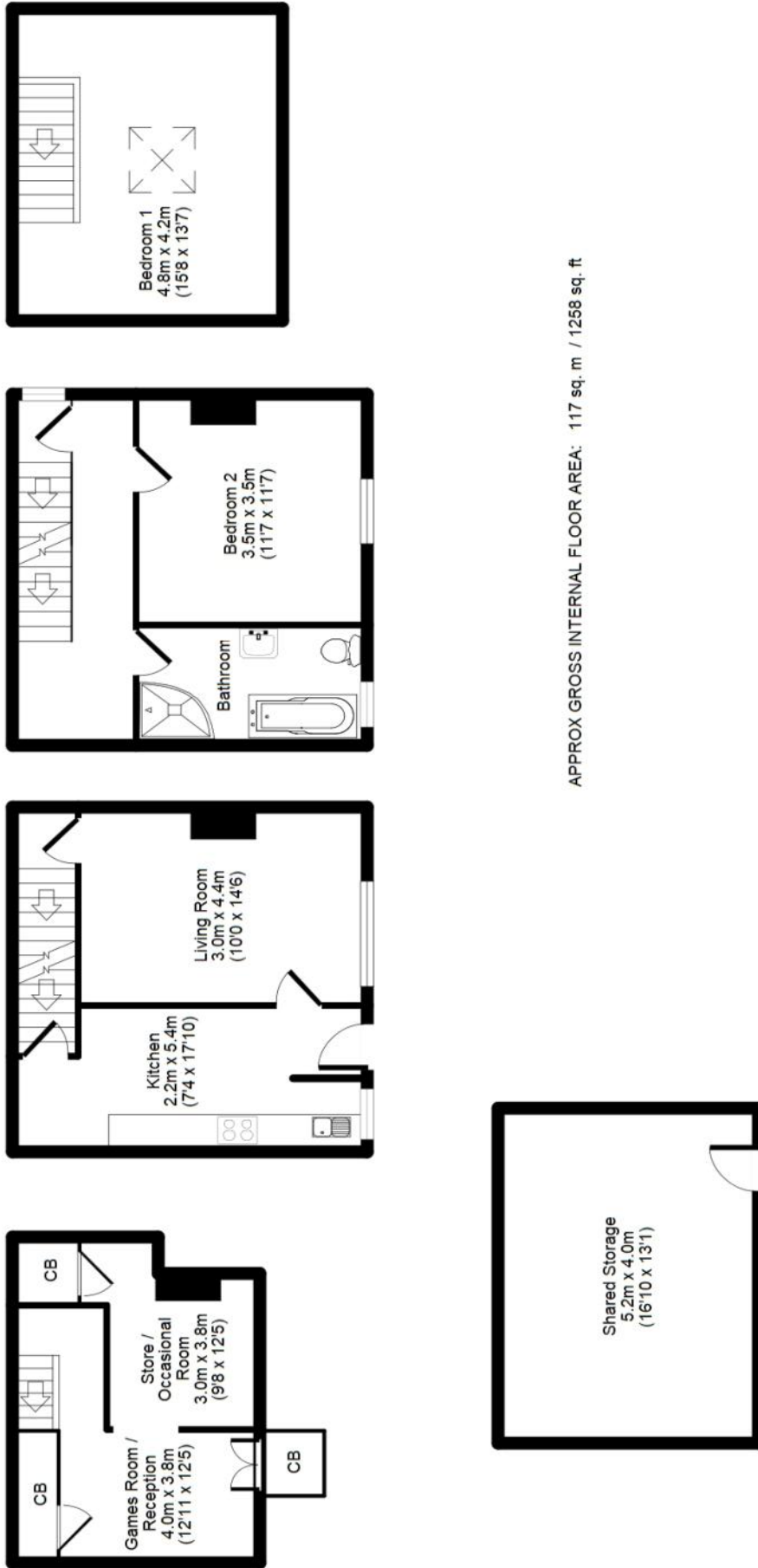


SHARED STONE BUILT GARAGE 5.2 x 4.0m (16'10 x 13'1)

A substantial shared stone-built garage, jointly shared with neighbouring properties, offering \ a useful communal storage space.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

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