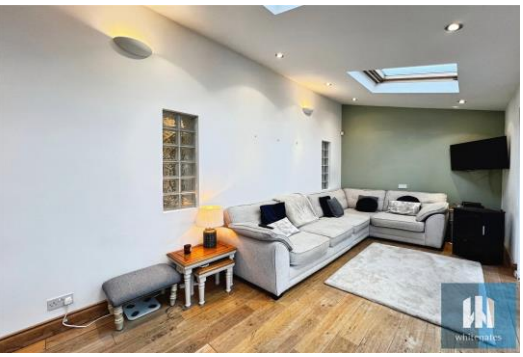
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Northedge Park, Hipperholme, HX3

3 2 2 EPC D

Guide Price: £425,000

Freehold



Northedge Park, Hipperholme, HX3 8JW

3 bedrooms
2 bathrooms
2 reception rooms

Guide Price: £425,000

- - Three-bedroom semi-detached family home.
- - Close to local schools and amenities.
- - Spacious lounge and separate dining room.
- - Modern kitchen and open-plan sunroom.
- - Principal bedroom with en-suite and walk-in wardrobe.
- - Landscaped garden, driveway and integral garage.

Council Tax Band: B

Occupying a desirable position within the popular residential area of Hipperholme, this attractive and deceptively spacious three-bedroom semi-detached family home offers a wonderful blend of generous living accommodation, modern finishes and versatile spaces, perfectly suited to contemporary family living. Ideally situated within close proximity to well-regarded local schools, everyday amenities and excellent transport links, this property is sure to appeal to a range of buyers looking for a home they can enjoy for years to come.

Externally, the property immediately creates a positive first impression with its attractive frontage, featuring a neatly maintained lawned garden, a private driveway providing off-road parking and the added benefit of an integral garage. To the rear, the property really comes into its own, boasting a beautifully landscaped garden designed to provide an enjoyable outdoor space for both relaxing and entertaining. The garden features an attractive raised decking area, ideal for outdoor seating and summer dining, alongside further landscaped areas and convenient side access.

Upon entering the property, you are welcomed by an inviting entrance hall which leads through to a spacious front-facing reception room. Offering excellent versatility, this room provides a comfortable living space but could also lend itself to alternative uses, including an additional bedroom, depending on







individual requirements. The separate dining room provides an excellent setting for family meals and entertaining guests, enhanced by attractive feature lighting which adds character and atmosphere to the space.

The modern kitchen is positioned to the rear of the property and offers a bright, contemporary environment, with a practical layout and ample workspace. The kitchen flows seamlessly into an impressive open-plan sunroom, creating a fantastic additional reception space which is flooded with natural light. The bi-folding doors provide a beautiful connection between the indoor and outdoor living areas, opening directly onto the landscaped rear garden and making this an ideal space for entertaining during the warmer months. Further convenience is provided by a useful ground-floor WC, together with internal access to the integral garage, which benefits from plumbing for a washing machine.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly appealing space, positioned to the front elevation and benefiting from its own private en-suite shower room and a walk-in wardrobe, providing excellent storage and a touch of added luxury. The second bedroom is another generously sized double room, enjoying windows to both the front and rear elevations which allow for plenty of natural light, alongside fitted wardrobes offering additional practical storage. The third bedroom is also a well-sized room, positioned to the

front of the property and comfortably accommodating a double bed, making it an excellent children's bedroom, guest room or home office.

Completing the first floor is a family bathroom fitted with a three-piece suite and an overhead shower, providing practical facilities for the household.

Combining spacious and flexible accommodation, a modern open-plan kitchen and sunroom, an attractive landscaped rear garden and the added benefits of driveway parking and an integral garage, this property represents a fantastic opportunity to acquire a well-appointed family home in a sought-after Hipperholme location.

An internal viewing is highly recommended to fully appreciate the space, versatility and quality of accommodation this wonderful home has to offer.

Entrance Hall- Welcoming entrance hall providing access to the ground floor accommodation.

Living Room- Spacious front-facing reception room offering versatile use, with potential to be used as an additional bedroom.

Dining Room- Separate dining room with attractive feature lighting, ideal for family meals and entertaining.

Kitchen- Modern, bright kitchen with a practical layout and access to the sunroom.

Sunroom- Impressive open-plan sunroom with bi-folding doors opening onto the landscaped rear garden.

Downstairs WC- Convenient ground-floor cloakroom with WC facilities.

Integral Garage- Useful garage with plumbing for a washing machine.

Landing- Providing access to all three bedrooms and family bathroom.

Main Bedroom- Spacious front-facing bedroom with walk-in wardrobe and private en-suite shower room.

En-Suite- Private shower room serving the principal bedroom.

Bedroom Two- Generous double bedroom with front and rear-facing windows and built-in wardrobes.

Bedroom Three- Front-facing bedroom comfortably accommodating a double bed.

Family Bathroom- Three-piece suite comprising bath with overhead shower, wash basin and WC.

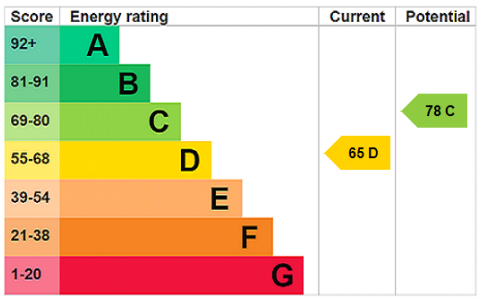
Property Information

Replacement Bi-fold doors in 2022. Two storey extension in 2007. FTTP connections. Guarantees available for heating and double glazing. Central heating. Underfloor heating. Boiler installed 2023. Heating installed 2008. Loft hatch.

















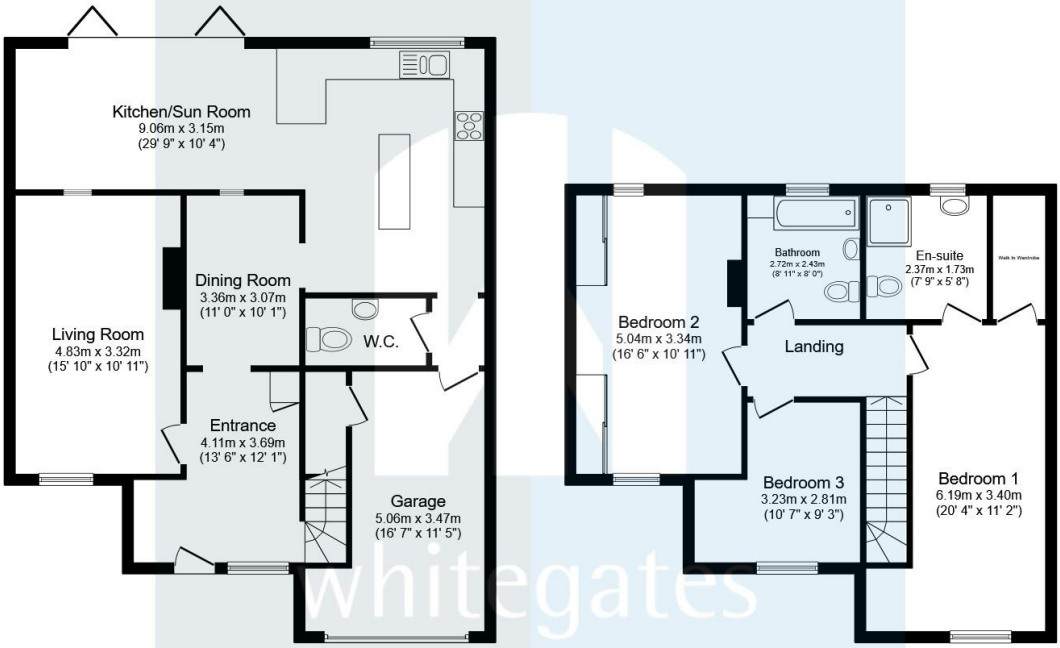

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Total floor area: 155.6 sq.m. (1,675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman