



**First Street, Low Moor,**  
**£120,000**

**\*\* TERRACE \*\* TWO BEDROOMS \*\* IDEAL FOR FTB/YOUNGE COUPLE/INVESTOR \*\***

This two bedroom terrace property would make an ideal purchase for a FTB/Young Couple/Investor. Situated in the popular location of Low Moor which boasts amenities, Schools, Train Station & excellent motorway links.

Benefits from GCH, DG and a patio garden to the front.

Briefly comprising entrance vestibule, lounge, kitchen, cellar two first floor bedrooms and a house bathroom. To the outside there is a garden to the front.





## Entrance

## Lounge

14'9" x 14'9" (4.50m" x 4.50m")

Electric fire and feature fireplace surround.

## Kitchen

9'3" x 4'8" (2.82m" x 1.42m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor and plumbing for auto washer.

## Cellar

Useful storage.

## First Floor Landing

## Bedroom One

12'2" x 9'6" (3.71m" x 2.90m")

Radiator.

## Bedroom Two

11'3" x 6'2" (3.43m" x 1.88m")

Radiator.

## Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

## Exterior

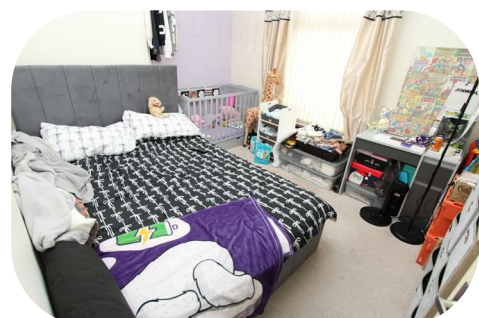
Patio garden to front.

## Council Tax Band

A

## Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |           |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|---------------------------------------------|-----------|--|-----------------------------------------------------------------|-----------|--|
| Current                                     | Potential |  | Current                                                         | Potential |  |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| (92 plus) A                                 |           |  | (92 plus) A                                                     |           |  |
| (81-91) B                                   |           |  | (81-91) B                                                       |           |  |
| (69-80) C                                   |           |  | (69-80) C                                                       |           |  |
| (55-68) D                                   |           |  | (55-68) D                                                       |           |  |
| (39-54) E                                   |           |  | (39-54) E                                                       |           |  |
| (21-38) F                                   |           |  | (21-38) F                                                       |           |  |
| (1-20) G                                    |           |  | (1-20) G                                                        |           |  |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| England & Wales                             |           |  | England & Wales                                                 |           |  |
| EU Directive 2002/91/EC                     |           |  | EU Directive 2002/91/EC                                         |           |  |

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