



**Halifax Road,
Asking Price £185,000**

** SEMI DETACHED ** TWO BEDROOMS ** SUN ROOM ** POPULAR LOCATION **
** DINING KITCHEN ** GARDENS, PARKING & GARAGE ** NO CHAIN **

This two bedroom semi detached property would make an ideal purchase for a number of buyers.

Benefits from gas central heating, double glazing and a sun room.

The accommodation briefly comprises of an entrance porch, vestibule, lounge, dining kitchen and sun room.

There are two first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear with a driveway leading to an integral garage.

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Entrance Porch

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Lounge

15'5" x 11'0" (4.70m" x 3.35m")

Electric fire with feature fireplace surround and radiator.

Dining Kitchen

15'5" x 9'5" (4.70m" x 2.87m")

Fitted wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer and radiator.

Shower Room

6'9" x 8'9" (2.06m" x 2.67m")

Upvc door leading to rear.

First Floor Landing

Bedroom One

15'5" x 9'7" (4.70m" x 2.92m")

Built in wardrobes and radiator.

Bedroom Two

7'9" x 11'6" (2.36m" x 3.51m")

Built in wardrobes and radiator.

Bathroom

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

Exterior

Outside there is a driveway leading to a single garage with patio garden to rear.

Council Tax Band

A

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D	69	78
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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