



Heather Grove, Heaton,

£150,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * OCCASIONAL ATTIC ROOM *
* SCOPE TO EXTEND (stpp) * GARDENS * DRIVE * GARAGE *

This much sought after two bedroom semi detached bungalow property would make an excellent purchase for a number of buyers.

Offering plenty of scope for potential to extend/convert subject to relevant planning.

The accommodation briefly comprises entrance hallway, kitchen, lounge, two bedrooms and a house bathroom. There is a further 19' max. x 12 max. attic occasional room.

To the outside there is a garden to both front and rear with a driveway leading to a single garage which requires repair.



Entrance Hall

With radiator.

Kitchen

9'4" x 8'6" (2.84m x 2.59m)

With fitted wall and base units incorporating sink unit, oven, hob, plumbing for auto washer, breakfast bar, radiator and double glazed window.



Lounge

16'10" x 12'5" (5.13m x 3.78m)

With living flame gas fire in fireplace surround, radiator, double glazed window.



Bedroom One

12'6" x 12'3" (3.81m x 3.73m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Two

9'5" x 8'7" (2.87m x 2.62m)

With radiator and double glazed window.



Occasional Attic Room

19'5" max x 12'1" max (5.92m max x 3.68m max)

With radiator and two velux windows.

Exterior

To the outside there is a garden to both front and rear with a driveway leading to a single garage which requires repair.



Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the double mini-roundabout take the 2nd exit onto Thornton Rd/B6145 and then the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, right onto Haworth Rd/B6144, right onto Heather Grove and the property will be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

C

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

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

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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