



### **Sowden Road, Heaton,**

**£125,000**

\* SEMI DETACHED \* TWO BEDROOMS \* POPULAR LOCATION \* IDEAL STARTER HOME \*  
\* CONSERVATORY \* GARDENS FRONT & REAR \*

Situated in this popular location of Heaton which is sought after for FTBs/Young Couples and Investors, is this two double bedroom semi detached home.

Benefits from gas central heating, double glazing and a conservatory.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, conservatory, two first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear.



## Entrance Vestibule

With radiator.

## Lounge

12' x 11'10" (3.66m x 3.61m)

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



## Kitchen

15'11" x 7'10" (4.85m x 2.39m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, double glazed window.

## Conservatory

13'10" x 9'2" (4.22m x 2.79m)

With radiator and French doors to rear.



## First Floor

### Bedroom One

13'3" x 9'1" (4.04m x 2.77m)

With fitted wardrobes, radiator and double glazed window.

### Bedroom Two

11' x 8'8" (3.35m x 2.64m)

With fitted wardrobes, radiator and double glazed window.



### Bathroom

Three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, tiled walls, radiator and double glazed window.



### Loft Room

(No building regs). Accessed via a pull down ladder. With velux window, radiator.



### Exterior

To the outside there are gardens to both front and rear.

### 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 at the first roundabout, then take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, right onto Haworth Rd/B6144, right onto Sowden Rd and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### COUNCIL TAX BAND

A

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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