



**Liversedge Row, Great Horton,
Offers In Excess Of £80,000**

* SEMI DETACHED * COTTAGE BUNGALOW * ONE BEDROOMS * READY TO MOVE INTO *
* UPDATED & MODERNISED * ENCLOSED GARDENS *

Offering fantastic 'ready to move into' accommodation at an affordable price, is this delightful one bedroom + dressing room cottage bungalow. Updated and modernised by the present owner and benefits from gas central heating, upvc double glazing and alarm system. The easy to maintain accommodation briefly comprises entrance, lounge, kitchen, one bedroom, dressing room and bathroom.

To the outside there are enclosed gardens.

Viewing is highly recommended.



Entrance Hall

With radiator and tiled floor.

Bathroom

Modern three piece modern suite comprising bath, low suite wc, pedestal wash basin, radiator, tiled walls and floor, radiator, double glazed window.



Lounge

17'5" x 8'6" (5.31m x 2.59m)

Having a multi fuel fire, radiator and two double glazed windows.

Kitchen

8'11" x 7'11" (2.72m x 2.41m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, hob, oven, extractor fan, plumbing for auto washer, tiled floor, radiator, double glazed window.



Bedroom One

9'4" x 9'4" (2.84m x 2.84m)

Radiator.



2nd Room / dressing room

9'4" x 8'4" (2.84m x 2.54m)

With radiator and double glazed window.



Exterior

To the outside there is a low maintenance garden with wood store, shed, artificial lawn and seating area.



Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, turn left onto Perseverance Ln and Liversedge Row will be found where the property is displayed via our For Sale board.

TENURE

FREEHOLD

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		Very environmentally friendly - lower CO ₂ 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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	