



**Mumford Street, West Bowling,**

**Offers Over £110,000**

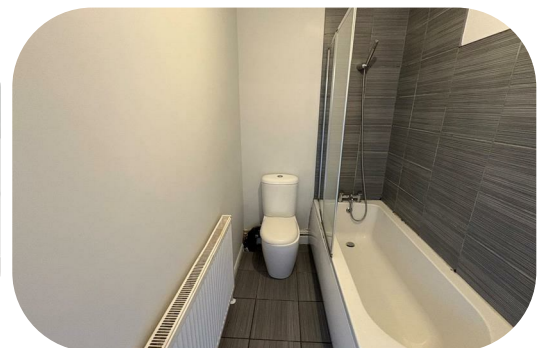
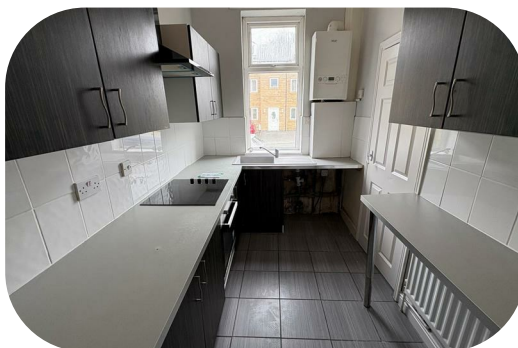
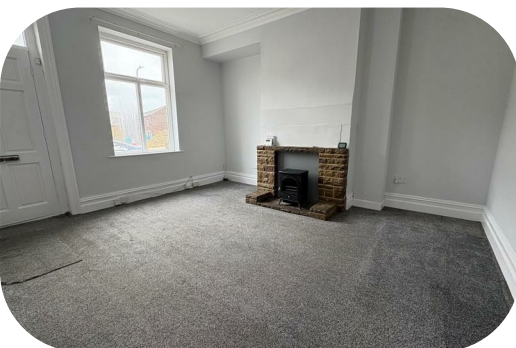
**\*\* MID TERRACE \*\* THREE BEDROOMS + OCCASIONAL ROOM \*\* WELL PRESENTED \*\***

**\*\* CLOSE TO AMENITIES \*\* IDEAL FOR FTB/INVESTOR \*\* PAVED GARDEN \*\***

WELL PRESENTED THROUGHOUT is this THREE BEDROOM + OCCASIONAL ROOM TERRACED property. Offering ready to move into accommodation and boasting a MODERN HIGH GLOSS FITTED KITCHEN, HOUSE BATHROOM gas central heating and double glazing.

The property would make an ideal purchase for a number of buyers and is close to amenities shops and motorway links. The accommodation briefly comprises of a lounge, kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further second floor bedroom and occasional room.

To the outside there is a small paved garden to the front.





**Lounge**  
14'8" x 13'6" (4.47m" x 4.11m")  
Electric fire and radiator.

**Kitchen**  
6'5" x 11'4" (1.96m" x 3.45m")  
Fitted kitchen having a range of wall and base units incorporating laminate sink unit, oven & hob with extractor, plumbing for auto washer, breakfast bar and radiator.

**Cellar**  
Useful storage.

**First Floor Landing**

**Bedroom One**  
13'2" x 9'8" (4.01m" x 2.95m")  
Radiator.

**Bedroom Two**  
10'3" x 9'1" (3.12m" x 2.77m")  
Radiator.

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

**Attic Occasional Room**  
10'2" x 10'0" (3.10m" x 3.05m")  
Velux window and radiator.  
Access to bedroom three.

**Bedroom Three**  
10'5" x 11'6" (3.18m" x 3.51m")  
Velux window and radiator.



**Exterior**  
Enclosed garden to frontage.

**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		
					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		

