



Greenville Drive, Low Moor,

£150,000

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** GARDENS, GARAGE & PARKING **
** SOUGHT AFTER LOCATION ** CLOSE TO AMENITIES, TRAIN STATION & MOTORWAY LINKS ****

This two bedroom semi detached bungalow is situated in a quiet and sought after location. Within easy access to shops, amenities, Low Moor Train Station and excellent Motorway links. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and house bathroom. To the outside there is a patio garden to the rear with a driveway leading to a single garage.



Entrance Hall

Hardwired CO2 detector.

Lounge

10'8" x 16'1" (3.25m" x 4.90m")
Coal effect gas fire with feature fireplace surround and radiator.

Kitchen

8'9" x 9'3" (2.67m" x 2.82m")
Fitted wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer & dishwasher, and radiator.

Bedroom One

10'9" x 11'0" (3.28m" x 3.35m")
Radiator.

Bedroom Two

8'9" x 7'8" (2.67m" x 2.34m")
Radiator.

Bathroom

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

Exterior

Patio garden to rear with lawn to front, together with a driveway leading to a single garage. Note both the rear patio and the garage benefit from electric power.

Council Tax Band

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

