



## Moorside Close, Eccleshill

**Offers Over £159,995**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\*  
\* LANDSCAPED GARDENS \* PARKING \***

Occupying a delightful cul-de-sac setting, is this well presented three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The 'ready to move into' accommodation briefly comprises entrance, open plan lounge with dining area, modern white fitted kitchen, three first floor bedrooms and a modern house bathroom.

To the outside there are gardens and off-road parking.





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### Entrance

### Lounge With Dining Area

18'11" x 10'2" extending to 17'3" max (5.77m x 3.10m extending to 5.26m max)

Having a solid fuel burner set in chimney breast, two radiators, laminated wood floor.

### Kitchen

8' x 8' (2.44m x 2.44m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral fridge, freezer, auto washer and dishwasher, store cupboard.

### First Floor Landing

#### Bedroom One

10'3" x 10'1" (3.12m x 3.07m)

With radiator.

#### Bedroom Two

10'3" x 8'10" (3.12m x 2.69m)

With radiator.

#### Bedroom Three

8'2" x 5'4" (2.49m x 1.63m)

With radiator and store cupboard.

### Bathroom

Three piece modern white suite, tiled walls and towel radiator.

### Loft

13'3" x 9'10" (4.04m x 3.00m)

Accessed via a pull down ladder.





### Exterior

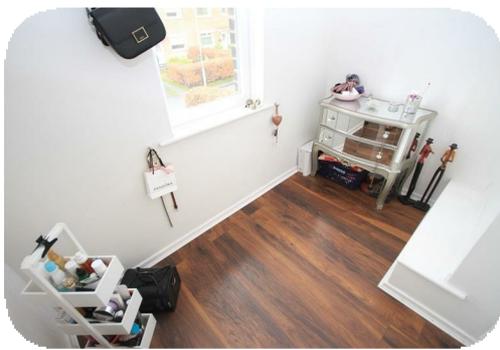
To the outside there is a lawned garden to the front, driveway to the side and an enclosed patio garden to the rear.

### PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights turn left onto Bolton Rd/A6176, continue to follow A6176 for 0.3 miles, turn right onto Moorside Rd, after 0.3 miles turn right onto Moorside Close and the property will shortly be seen displayed via our For Sale board.

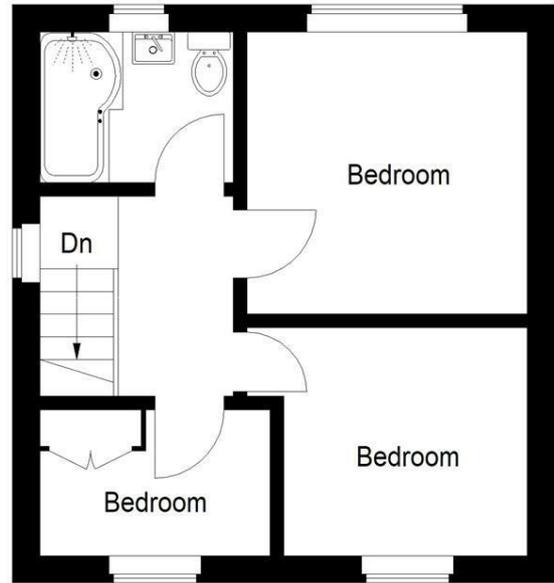


# Moorside Close, BD2

Approximate Gross Internal Area  
61.3 sq m / 660 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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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