



Cairns Close, Bolton,
Offers Over £240,000

**** IMMACULATE ** IMMACULATE ** IMMACULATE ****
**** SEMI DETACHED ** THREE BEDROOMS ** GARDENS, DRIVEWAY & GARAGE ****
**** MODERN KITCHEN & BATHROOM ** BOARDED LOFT ****

Occupying a popular cul-de-sac setting and offering "ready to move into" accommodation is this delightful three bedroom semi detached house.

Benefits from gas central heating, UPVC double glazing and briefly comprises; reception hall, lounge, modern fitted kitchen, three good sized bedrooms and a modern white house bathroom.

Outside are easy to maintain gardens, driveway and an oversized garage.



Reception Hall

Central heating radiator and tiled floor.

Lounge

22'8 x 10'7 (6.91m x 3.23m)

Central heating radiator.

Kitchen

14'1 x 9'1 (4.29m x 2.77m)

Modern wall and base units with Composite sink unit. Stainless Steel oven, gas hob and microwave. Integral fridge freezer, dishwasher washing machine. Tiled floor and central heating radiator.

First Floor Landing

Bedroom One

13'2 x 10'7 (4.01m x 3.23m)

Central heating radiator.

Bedroom Two

10'7 x 9'6 (3.23m x 2.90m)

Central heating radiator.

Bedroom Three

9'1 max x 9'2 max (2.77m max x 2.79m max)

Central heating radiator.

Bathroom

Modern three piece suite comprising; low flush WC, hand wash basin and bath with shower over. Tiles and central heating radiator.

Loft Space

Pull down ladder and boarded.

External

Gardens to front and rear. Driveway to the side, leading to an oversized garage.

Council Tax

Band C.

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 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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk