



Robin Close, Eccleshill

£245,000

- * EXTENDED * SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
- * CONSERVATORY * CUL-DE-SAC * IMMACULATEDLY PRESENTED * GARDENS * DRIVE *
- * GARAGE * MODERN BATHROOM * FAMILY HOME * CLOSE TO ECCLESHILL VILLAGE *

Providing very well presented 'ready to move into' family sized accommodation, is this extended semi detached house. Benefiting from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, open plan fitted dining kitchen, conservatory, three good sized first floor bedrooms - two having built in wardrobes, and a lovely modern house bathroom.

To the outside there is a level lawned and bedded garden, together with driveway leading to a single garage.





Reception Hall

Lounge

12'8" x 13'1" (3.86m x 3.99m)

With a modern stainless steel electric fire in feature fireplace surround, radiator.

Dining Kitchen

18'7" x 10'7" (5.66m x 3.23m)

Fitted dining kitchen having a range of solid oak wall and base units incorporating stainless steel sink unit, gas cooker, integrated fridge freezer, dryer, dishwasher, auto washer, radiator.

Conservatory

8'9" x 8'8" (2.67m x 2.64m)

With oak flooring, electric heater, upvc French doors to rear garden.

First Floor Landing

Bedroom One

14' x 8'5" (4.27m x 2.57m)

With modern fitted wardrobes and drawers, radiator.

Bedroom Two

10'5" x 10'4" (3.18m x 3.15m)

With radiator.

Bedroom Three

8'1" x 8'6" (2.46m x 2.59m)

With fitted wardrobes, drawers & dresser, radiator.

Bathroom

Modern three piece white suite, heated towel rail, tiled walls.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there are good sized gardens, driveway and garage.





Directions

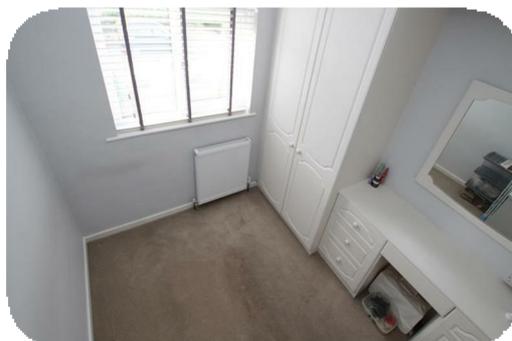
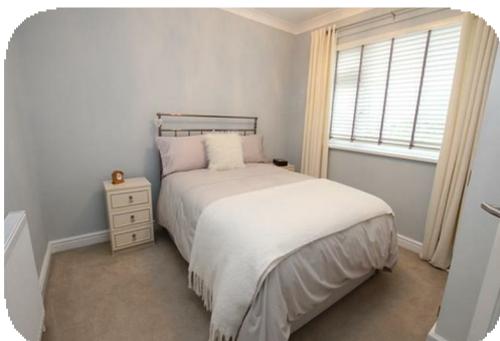
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, turn left onto Bolton Rd/A6176, turn left onto Moorside Rd, right onto Robin Close and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

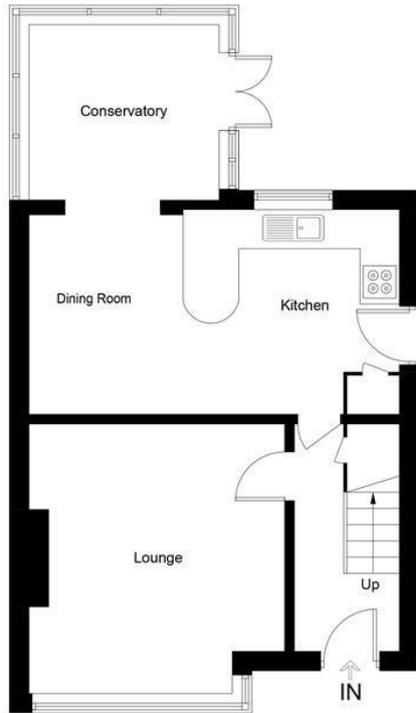
Council Tax Band

C

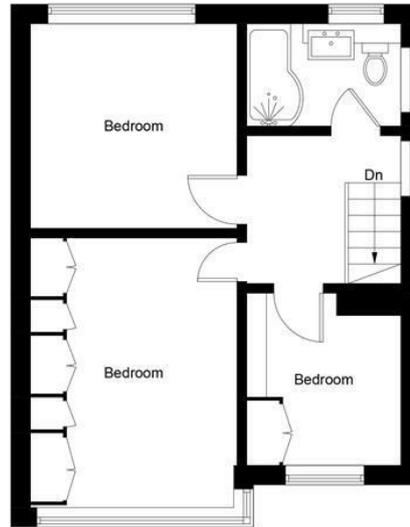


Robin Close, BD2

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft

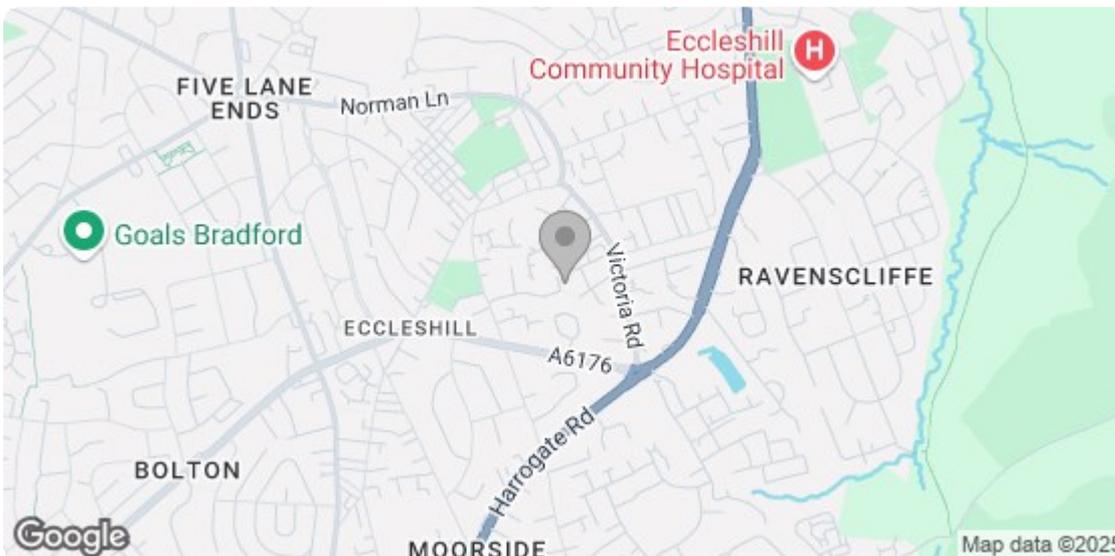


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168329)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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.

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