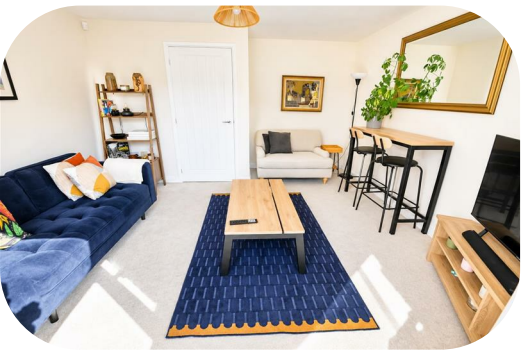
Sugdens
Sales & Lettings



Quarry Bank Road, Fagley,

Reduced £200,000

* * NEW PRICE * * FANTASTIC OPPORTUNITY * * REDUCED BY £10,000 * *
* * MODERN SEMI DETACHED * * TWO BEDROOMS * * VERY WELL PRESENTED * *
* * MODERN KITCHEN & BATHROOM * * GARDENS * * PARKING * GREAT STARTER HOME * *
Available with no onward chain, is this delightful two bedroom modern semi detached house.
Providing 'ready to move into' accommodation benefiting from gas central heating, upvc double glazing and briefly comprising reception hall, lounge, modern grey fitted kitchen, cloakroom/wc, two first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens and parking.
Viewing is highly recommended!!







Reception Hall

Cloakroom/WC
With a low suite wc, wash basin and radiator.

Lounge
13'1" x 12'3" (3.99m x 3.73m)
With radiator and upvc French doors to rear garden.

Kitchen
14'5" max x 9'9" (4.39m max x 2.97m)
Modern fitted kitchen having a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher and radiator.

First Floor Landing

Bedroom One
12'3" x 8'8" (3.73m x 2.64m)
With fitted wardrobes and radiator.

Bedroom Two
13'1" narrowing to 9'9" x 8'5" (3.99m narrowing to 2.97m x 2.57m)
With store cupboard and radiator.

Bathroom
Three piece modern white suite, heated towel rail, part tiled walls.

Exterior
To the outside there is parking for two cars to the front and an enclosed lawned and patio garden to the rear.

Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, turn right onto Moorside Rd, left onto Carrier Ln, left onto Mill Rd, right onto Quarry Bank Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD. There is a maintenance charge for the property, we are advised the current charge is £247.80 per year approx.

Council Tax Band
B / Bradford



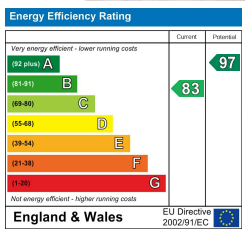


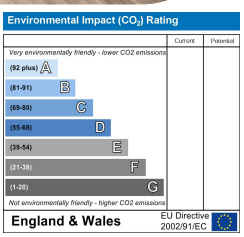






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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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