



Oakdale Drive, Wrose,

£165,000

*** SEMI DETACHED * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN * NO CHAIN *
* MODERN BATHROOM * GARDENS * DRIVE * GARAGE * POPULAR LOCATION * CONVERTED LOFT ***

Available with no onward chain, is this two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The easy to maintain accommodation briefly comprises entrance, open plan lounge/kitchen, two first floor bedrooms, modern house bathroom with white suite and a converted loft (no building regs) accessed via a staircase.

To the outside there are gardens, driveway and garage.



Entrance

Open Plan Lounge / Kitchen

31'1" x 12'1" (9.47m x 3.68m")

Having wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

Stainless steel coal effect gas fire in modern feature fireplace surround, oak flooring, bay window, radiator and two storage cupboards.



First Floor Landing

Bedroom One

15'7" x 9'5" (4.75m x 2.87m)

With radiator.

Bedroom Two

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

With radiator.



Bathroom

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

Loft

10'8" x 9'10" (3.25m x 3.00m)

No building regs. With velux skylight. Accessed via a staircase.



Exterior

To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.

Directions

From our office in Idle village proceed continue straight onto High St, continue straight onto Westfield Ln, turn right onto Wrose Rd, turn left onto Oakdale Dr and the property will be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

B



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	

