



Berkeley Close, Eccleshill,

£95,000

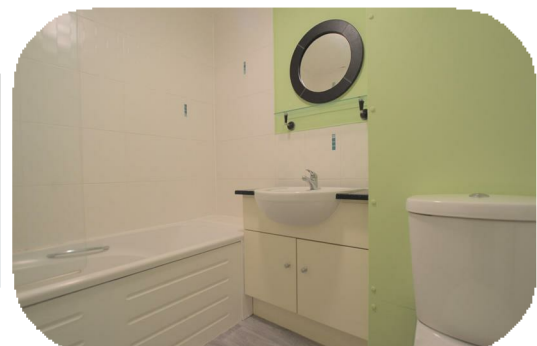
- * FIRST FLOOR APARTMENT * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN *
- * EN-SUITE SHOWER ROOM * PARKING * COMMUNAL GARDENS *

A fantastic opportunity for the first time buyer, investor or downsizer to purchase this modern two bedroom first floor apartment.

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

The manageable accommodation briefly comprises communal entrance, reception hall, open plan lounge/kitchen, two bedrooms - master bedroom having en-suite shower room, plus house bathroom.

To the outside there are communal gardens and allocated parking.



Modern two bedroom first floor apartment.
Ideal FTB/investor/downsizer.
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Communal Entrance

Accessed via intercom. With stairs to the first floor.

Reception Hall

Open Plan Lounge / Kitchen

21'4" x 10'6" (6.50m x 3.20m)
Lounge area has two radiators and upvc French door to balcony.
Kitchen area has a range of modern medium oak effect wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer.

Bedroom One

14'2" x 9'6" (4.32m x 2.90m)
With radiator. En-Suite shower room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.

Bedroom Two

11' x 7'1" (3.35m x 2.16m)

Bathroom

Three piece modern white suite, radiator.

Exterior

To the outside there is allocated parking and communal gardens.

TENURE

Leasehold. We await details of the ground rent and service charges from the vendor.

Directions

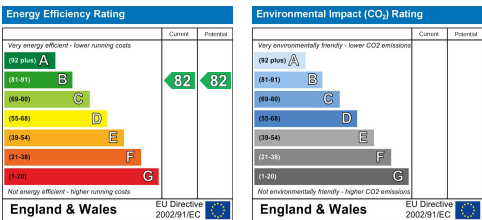
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed to Bolton Junction traffic lights taking the left here into Bolton Road, turn right onto Leeds Road, turn right onto Cameron Grove, turn left onto Berkeley Close and the property will be seen displayed via our For Sale board.

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.

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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