



Bolton Road, Eccleshill,

£189,950

** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** WELL PRESENTED **
* OVERSIZED DETACHED GARAGE * REAR VIEWS * GOOD SIZED GARDEN * GREAT FAMILY HOME *
A fantastic opportunity for the growing family to purchase this well presented three bedroom semi detached house.

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

The accommodation briefly comprises entrance porch, reception hall, lounge, dining/sitting room, fitted kitchen, three first floor bedrooms and modern shower room with separate wc.

To the outside there are gardens, parking and an oversized garage.



Entrance Porch

Reception Hall

Radiator and storage cupboard.

Side Porch

Lounge

14'8" x 11'5" (4.47m" x 3.48m")

Modern pebble effect electric fire with feature fireplace surround and radiator.



Kitchen

14'11" x 8'0" (4.55m" x 2.44m")

Modern cream fitted wall and base units incorporating stainless steel sink unit, double oven, gas hob, plumbing for auto washer, part tiled, storage cupboard and radiator.

Dining / Sitting Room

12'1" x 10'2" (3.68m" x 3.10m")

Radiator.



First Floor Landing

Bedroom One

11'8" x 10'10" (3.56m" x 3.30m')

Radiator.



Bedroom Two

11'8" x 9'7" (3.56m" x 2.92m")

Radiator.

Bedroom Three

6'9" x 7'8" (2.06m" x 2.34m")

Radiator.

Shower Room

Modern two piece suite comprising shower cubicle, pedestal wash basin, part tiled and heated towel rail.



Separate W/C

Low flush wc.

Loft

Access via pull down ladder.

Council Tax Band

C



Exterior

Lawned garden to the front together with a driveway to rear and detached garage.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC