



**Acre Crescent, Eccleshill,**

**£169,995**

**\*\* SEMI DETACHED BUNGALOW \*\* ONE BEDROOM \*\* TWO RECEPTION ROOMS \*\*  
\* CONSERVATORY \* MODERN SHOWER ROOM \* LANDSCAPED GARDENS \* GARAGE \*  
\* NO ONWARD CHAIN \***

Occupying a sought after residential location close to Five Lane Ends amenities, is this very well presented semi detached bungalow.

Available with no onward chain and benefits from gas central heating and upvc double glazing. To the outside there is a block paved drive to the front and side leading to a single garage, together with a lovely landscaped garden to the rear.



Very well presented semi detached bungalow.  
Occupying a sought after residential location close to Five Lane Ends amenities.

Available with no onward chain.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, hall, lounge, kitchen, dining room/bedroom two, conservatory, bedroom and modern shower room.

To the outside there is a block paved drive to the front and side leading to a single garage, together with a lovely landscaped garden to the rear.

### Entrance Porch

### Reception Hall

With radiator.

### Lounge

12' x 12'2" (3.66m x 3.71m)

With electric fire in feature fireplace surround, radiator.

### Kitchen

11'9" x 9'1" (3.58m x 2.77m)

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

### Dining Room / Bedroom Two

10'4" x 9'9" (3.15m x 2.97m)

With radiator and patio doors to conservatory. (Could be converted back to a bedroom).

### Conservatory

8'11" x 8' (2.72m x 2.44m)

With radiator.

### Bedroom One

11'1" x 11'11" (3.38m x 3.63m)

With fitted wardrobes and radiator.

### Shower Room

Three piece modern suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls, radiator.

### Exterior

To the outside there is a block paved drive to the front providing ample parking leading to a single garage, together with a landscaped garden to the rear with patio.

### PLEASE NOTE

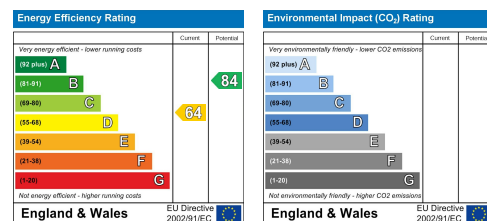
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the first exit onto Norman Lane, turn right onto Acre Avenue, left onto Acre Drive, right onto Acre Crescent and the property will shortly be seen displayed via our For Sale board.

### 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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