



Moorside Road, Eccleshill,

Reduced To £125,000

* STONE TERRACE * THREE BEDROOMS * NO ONWARD CHAIN *
* GARDEN * GARAGE * GREAT STARTER HOME! *

If you're looking for a bigger home, an investment property or first purchase - this could be the house for you!!! This stone built three bedroom through terrace is available with no onward chain and benefits from both gas central heating and upvc double glazing.

The accommodation is set over three floors and briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and a house bathroom, together with an overall attic bedroom to the second floor.

To the outside there is a lawned garden to the front and a garage to the rear.



Entrance

Lounge

13'9" x 11'4" (4.19m x 3.45m)

With stainless steel electric fire and radiator.

Dining Kitchen

12'5" x 10'8" (3.78m x 3.25m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator and store cupboard.



First Floor Landing

Bedroom One

12'4" x 9' (3.76m x 2.74m)

With fitted wardrobes, drawers and dresser.



Bedroom Two

8'6" x 7'1" (2.59m x 2.16m)

With radiator.



Bathroom

Three piece white suite, part tiled walls and radiator.



Second Floor

Attic Bedroom Three

13'8" x 12'5" (4.17m x 3.78m)

With radiator and two velux windows.



Exterior

To the outside there is a garden to the front and a garage to the rear.

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 second exit onto Idle Road, at Bolton Junction traffic lights take the left onto Bolton Rd/A6176, continue to follow A6176 for 0.3 miles before turning right onto Moorside Rd where the property will shortly be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

A

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	
A (92-101)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	56		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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