



Idle Road, Undercliffe,

£75,000

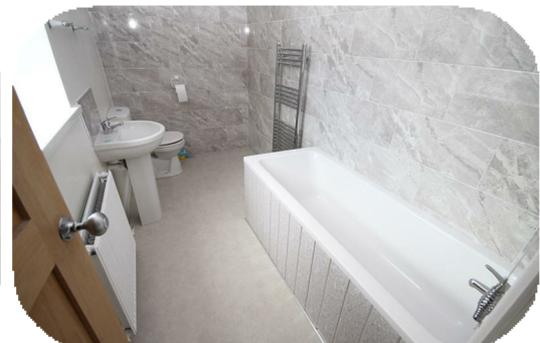
- * FRONT TERRACE * ONE BEDROOM * MODERNISED * THREE FLOORS *
- * NO ONWARD CHAIN * SMALL GARDEN * NEW KITCHEN & BATHROOM *

A fantastic opportunity for the first time buyer or investor to purchase this stone built front terrace.

Available with no onward chain and benefits from gas central heating and upvc double glazing.

Entrance porch, open plan lounge/kitchen, useful basement room, one first floor bedroom and a modern house bathroom with white suite.

To the outside there is a small front garden area.



Entrance Porch

Open Plan Lounge/Kitchen

15'1" x 14' (4.60m x 4.27m)

Lounge area has an electric fire in modern surround.

Kitchen area has a range of modern wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.



Basement Room

14' x 15' (4.27m x 4.57m)

Useful room. With radiator.

First Floor Landing

Bedroom One

14' x 9'4" (4.27m x 2.84m)

With radiator.



Bathroom

Modern white three piece suite, part tiled walls and towel radiator.



Exterior

To the outside there is a small front garden.

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 second exit onto Idle Road, at the traffic lights at Bolton Junction proceed straight ahead to continue on Idle Road 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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 88 | | |
| | 57 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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