



Fourlands Road, Idle,
Asking Price £189,950

**** THROUGH TERRACE ** THREE BEDROOMS ** GARDENS & PARKING ****
**** OVER THREE FLOORS ** POPULAR LOCATION ** POPULAR LOCATION ****
**** IDEAL FOR BOTH FIRST TIME BUYER & FAMILY ****

Offering spacious accommodation over three floors is this delightful three bedroom stone built through terrace. Benefits gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining-kitchen, basement cellar. Two first floor bedrooms and house bathroom. On the second floor is an attic bedroom with a large store cupboard.



Reception Hall

Radiator.

Lounge

10'7" x 13'7" (3.23m" x 4.14m")

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

Dining Kitchen

11'0" x 11'5" (3.35m" x 3.48m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob and radiator.



Cellar

First Floor Landing

Bedroom One

14'3" x 11'7" (4.34m" x 3.53m")

Radiator.



Bedroom Two

13'4" x 8'9" max (4.06m" x 2.67m" max)

Radiator.



Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Second Floor Landing

Bedroom Three

21'6" x 13'1" (6.55m" x 3.99m")

Large storage cupboard and radiator.



Exterior

Outside there is a driveway to the front and enclosed garden to rear.

Council Tax Band

B

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

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