



Pullan Avenue, Eccleshill,

£200,000

**** EXTENDED SEMI DETACHED ** WELL PRESENTED ** GARDENS ** DRIVEWAY ** GARAGE ****
**** VIEWING HIGHLY RECOMMENDED ****

This well presented extended three/four bedroom semi detached property would make an excellent purchase for a young growing family.

Ideally located for amenities, shops and local schools the property has been recently updated to include a modern kitchen and bathroom.

The accommodation briefly comprises of a hallway, lounge, dining kitchen and bedroom four/office. There are three further first floor bedrooms and a house bathroom.

To the outside there is an enclosed garden to the rear, with a shared driveway leading to a single garage.



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Hallway
Radiator.

Home Office
13'3 x 8'5 (4.04m x 2.57m)
Radiator.

Dining Kitchen
18'4 x 11'6 (5.59m x 3.51m)
Modern oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, plumbing for auto washer, radiator and upvc french doors leading to rear garden.

First Floor Landing

Lounge
12'4 x 12 (3.76m x 3.66m)

Bedroom 1
14'10 x 9'5 (4.52m x 2.87m)
Radiator.

Bedroom 2
10 x 8'8 (3.05m x 2.64m)
Radiator.

Bedroom 3
8'9 x 7'9 (2.67m x 2.36m)
Radiator.

Bathroom
Modern three piece suit comprising bath with shower over & screen, vanity sink unit, flow flush wc and heated towel rail.

External
To the outside there is a garden and parking to the front along with a garage and an enclosed lawned garden to the rear.

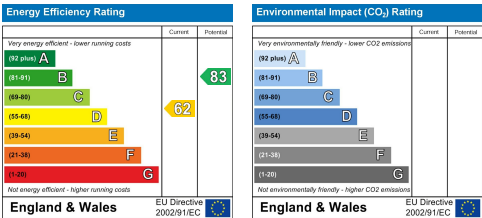
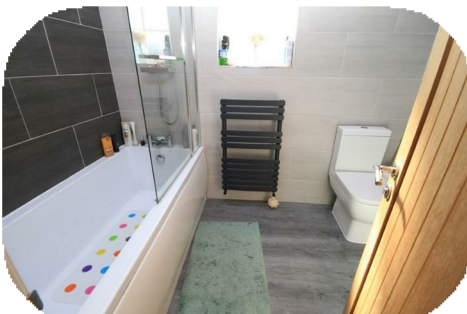
Direction
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, proceed to the end taking the right into Bradford Road, continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit into Idle Road. Proceed all the way to the traffic lights at Bolton Junction taking the left here into Bolton Road, proceed as the road veers to the right and continues into Pullan Avenue, the property will be seen displayed via our For Sale board.

Council Tax Band
C

Tenure
FREEHOLD

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.

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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