



Haigh Corner, Idle,

£180,000

This superbly presented three bedroom semi detached property would make an ideal purchase for a FTB/Young Family.

Situated on this fantastic corner plot with landscaped gardens, the property is within easy reach of amenities, shops and local schools.

Benefits from a modern fitted kitchen, house bathroom, gardens and a driveway.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a landscaped garden with a driveway providing off street parking.



Hallway

Central heating radiator and understair storage.



Dining Kitchen

19'10 x 11'11 (6.05m x 3.63m)

Modern high gloss wall and base units with Stainless Steel sink and drainer and tiled splashback. Double oven and gas hob with extractor fan over. Integral fridge freezer, dishwasher and washing machine, central heating radiator and three double glazed windows.

Lounge

12'8 x 12'6 (3.86m x 3.81m)

Electric fire with fireplace surround, central heating radiator and patio doors leading out garden.



First Floor Landing

Double glazed window and useful storage space.

Bedroom One

10'4 x 11'6 (3.15m x 3.51m)

Central heating radiator and double glazed window.



Bedroom Two

10'4 x 9'8 (3.15m x 2.95m)

Central heating radiator and double glazed window.

Bedroom Three

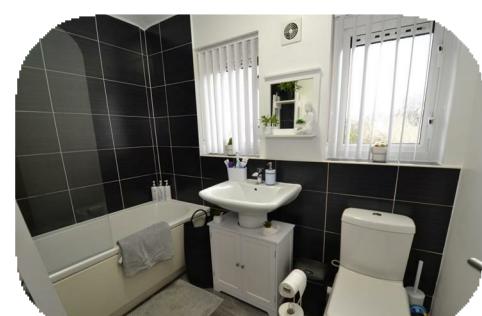
8 x 8'1 (2.44m x 2.46m)

Central heating radiator and double glazed window.



Bathroom

Modern three piece suite comprising of; low flush WC, hand wash basin and panel bath with shower over. Tiled, with central heating radiator, double glazed window and extractor fan.



External

Superb landscaped tiered garden to the rear with lawned gardens and flower beds. The corner plot wraps around with a patio area leading to driveway which provides off street parking.

Council Tax

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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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	(92 plus) A	(82 plus) A	(82 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(11-20) G	(11-20) G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	