Sugdens
Sales & Lettings

Fagley Road, Fagley,

£80,000

* FRONT TERRACE * TWO BEDROOMS * THREE FLOORS * NO ONWARD CHAIN *
* GARDEN * CLOSE TO AMENITIES *
Available with no onward chain, is this delightful two bedroom stone built front terrace.
Benefits from gas central heating and upvc double glazing.
The spacious accommodation briefly comprises reception hall, lounge, lower floor basement dining kitchen, two first floor bedrooms and house bathroom with white suite.
To the outside there is a garden to the front.

Reception Hall
With radiator.

Lounge
15'9" x 13'3" (4.80m x 4.04m)
With feature fireplace, radiator and laminated wood floor.

Lower Floor

Basement Dining Kitchen
12'10" x 14'5" (3.91m x 4.39m)
Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

First Floor Landing

Bedroom One
11' x 10'2" (3.35m x 3.10m)
With radiator and built in wardrobes.

Bedroom Two
8' x 7'1" (2.44m x 2.16m)
With radiator.

Bathroom
Three piece white suite.

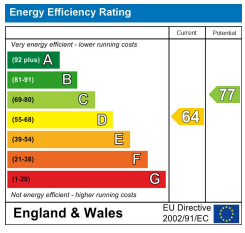
Exterior
To the outside there is a garden area to the front.

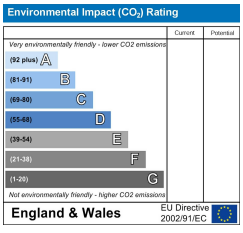
Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights proceed straight ahead to continue on Idle Road, turn left onto Pelham Rd, right onto Undercliffe Rd, continue straight onto Dudley Hill Rd, continue onto Killinghall Rd, left onto Fagley Rd and the property will shortly be seen displayed via our For Sale board.

PLEASE NOTE
Photographs were taken prior to tenant's moving in.

TENURE
FREEHOLD

Council Tax Band
A / Bradford





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.

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