



**Ridgeway, Wrose,**  
**Reduced To £155,000**

**\*\* EXTENDED SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\***  
**\*\* POPULAR LOCATION \*\* GARDENS & GARAGE \*\***

Fantastic opportunity for a growing family to purchase this extended semi detached house. Benefits both gas central heating, upvc double glazing and briefly comprises reception hall, through lounge with dining area, sitting room, fitted kitchen and ground floor bathroom. On the first floor there are good sized bedrooms. Outside there are gardens, driveway and an oversized garage.



## Reception Hall

## Lounge

22'0" x 10'3" narrowing 7'2" (6.71m" x 3.12m" narrowing 2.18m")

Radiator.

## Kitchen

8'6" x 6'8" (2.59m" x 2.03m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, plumbing for auto washer and radiator.

## Dining / Sitting Room

9'1" x 12'7" (2.77m" x 3.84m")

Radiator.

## Bathroom

Three piece suite comprising panel bath with shower over, pedestal wash basin, low flush wc, part tiled and radiator.

## First Floor Landing

## Bedroom One

12'9" x 10'0" (3.89m" x 3.05m")

Radiator.

## Bedroom Two

11'8" x 7'8" (3.56m" x 2.34m")

Radiator.

## Bedroom Three

8'8" x 8'0" (2.64m" x 2.44m")

Radiator.

## Exterior

Good sized garden front and rear with driveway leading to an oversized garden.

## Directions

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, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the fourth exit into Wrose Road, after approximately ¾ mile take the left onto Ridgeway and the property will shortly 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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	
(21-38) F		(21-38) F	
1-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84		
	60		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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