



## Moorside Road, Eccleshill,

**Offers Over £155,000**

\* STONE COTTAGE \* TWO BEDROOMS \* MODERN KITCHEN & BATHROOM \* QUIET LOCATION \*  
\* GARDENS \* PARKING \* GARAGE \* CLOSE TO PRIMARY SCHOOL \*

This very well presented two bedroom stone cottage has been updated and modernised by the present owner to provide the perfect 'ready to move into' accommodation.

Benefits from gas central heating and upvc double glazing.

Entrance porch, lounge, modern fitted kitchen, two first floor bedrooms and a lovely modern house bathroom with white suite.

To the outside there is a front garden, parking and a garage.

Viewing is highly recommended.



## Entrance Porch

## Lounge

14'9" x 13'6" (4.50m x 4.11m)

With electric stove set in chimney breast, exposed beams, radiator, store cupboard.

## Kitchen

13'2" x 9'5" (4.01m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral washer and dishwasher, tiled floor and radiator.

## First Floor Landing

## Bedroom One

11'3" x 9' (3.43m x 2.74m)

With radiator.

## Bedroom Two

15'3" x 7'2" (4.65m x 2.18m)

With radiator.

## Bathroom

Three piece modern white suite, part tiled walls and towel radiator.

## Exterior

To the outside there is a front garden, parking and garage.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, at the Bolton Junction traffic lights turn left onto Bolton Road, turn right onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

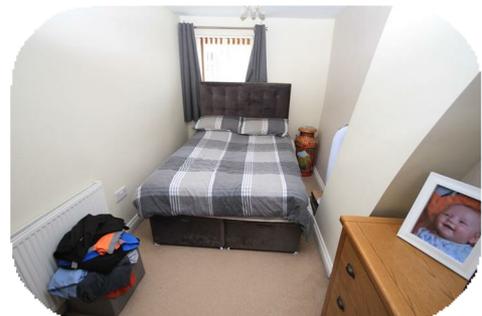
FREEHOLD

## Council Tax Band

A

## 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. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).



## 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	
(92-101) A	93	(82 plus) A	
(81-91) B	74	(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		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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