



**Pullan Avenue, Eccleshill,**  
**Reduced To £230,000**

**\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY HOME \*  
\* CONSERVATORY \* GARDENS \* PARKING \***

Occupying a popular residential location and offering family sized accommodation, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The well presented property briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms, house bathroom and separate wc.

To the outside there are good sized gardens and parking.





## Reception Hall

With radiator.

## Lounge

12'3" x 14'5" (3.73m x 4.39m)

Having a black glass electric fire, bay window and radiator.

## Kitchen

5'10" x 8'8" (1.78m x 2.64m)

With wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.

## Dining Room

12'1" x 12'3" (3.68m x 3.73m)

Having a pebble effect electric fire, laminated wood floor, radiator and upvc French doors to conservatory.

## Conservatory

9'7" x 11'2" (2.92m x 3.40m)

## First Floor

### Bedroom One

12'3" x 11'5" (3.73m x 3.48m)

With fitted wardrobes and radiator.

### Bedroom Two

11'1" x 12'3" (3.38m x 3.73m)

With built in wardrobes and radiator.

### Bedroom Three

7'5" x 7'1" (2.26m x 2.16m)

With radiator.

## Bathroom

Two piece suite, radiator.

## Separate WC

With low suite wc.

## Exterior

To the outside there is a garden to the front, drive to the side, lawned and patio garden to the rear, together with ample under-house storage.

## Directions

From our office in Idle village take the left onto take the 1st exit onto Idlecroft Rd, 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, turn left onto Bolton Rd/A6176, continue as Bolton Road becomes Pullan Avenue and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-100) <b>A</b>                           |         |           | (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

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