



## Bromet Place, Eccleshill,

**£129,950**

- \* THROUGH TERRACE \* THREE BEDROOMS \* VERY WELL PRESENTED \*
- \* NO CHAIN \* MODERN KITCHEN & BATHROOM \* EXCELLENT STARTER HOME \*

A fantastic opportunity for either first time buyer or young family to purchase this stone built through terrace. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, useful basement cellar, two first floor bedrooms, modern house bathroom and an overall attic bedroom to the second floor.

To the outside there are gardens to front and rear.

Available with vacant possession.





## Entrance

## Lounge

11'7" x 13' (3.53m x 3.96m)

With electric fire set in chimney breast, radiator.

## Dining Kitchen

12'10" x 12'9" (3.91m x 3.89m)

Modern fitted kitchen with a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, integral fridge, radiator.

## Cellar

## First Floor Landing

## Bedroom One

13' x 11'5" (3.96m x 3.48m)

With radiator.

## Bedroom Two

10' x 8' (3.05m x 2.44m)

With radiator.

## Bathroom

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

## Second Floor

## Bedroom Three

20'1" x 11'9" (6.12m x 3.58m)

With radiator and velux skylight.

## Exterior

To the outside there is a small garden front and a yard/patio garden to the rear.

## Directions

From our office in Idle village take the left at the bottom of the roundabout into Idlecroft Road, take the right at the end into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the roundabout at Five Lane Ends take the second exit into Idle Road, proceed to Bolton Junction traffic lights taking the left into Bolton Road, take first right onto Leeds Road, take the slight left to stay on Leeds Road, take the right into Bromet Place and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



## 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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 EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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