



Acre Lane, Eccleshill,

£79,995

*** THROUGH TERRACE * STONE BUILT * REQUIRES MODERNISATION ***
*** REAR GARDEN * NO ONWARD CHAIN ***

Available with no chain and in need of modernisation and repair, is this two bedroom stone built through terrace.

The accommodation briefly comprises reception hall, lounge, kitchen, cellar, two first floor bedrooms and house bathroom.

The property has upvc double glazing and gas central heating (not tested).

To the outside there is a small front garden and a larger rear garden.



Entrance Hall

With radiator.



Lounge

13'4" x 11'5" (4.06m x 3.48m)

With radiator.

Kitchen

11'7" x 11'11" (3.53m x 3.63m)

Cellar

First Floor Landing

Bedroom One

12'8" x 10' (3.86m x 3.05m)

With radiator.



Bedroom Two

12'4" x 8'3" (3.76m x 2.51m)

With radiator.

Bathroom

With three piece suite.



Exterior

To the outside there is a small garden to the front and a larger garden to the rear.



Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, at Bolton Junction turn left onto Bolton Rd/A6176, turn left onto Stone Hall Rd, left onto Acre Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
		89	
		69	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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