



33 Eley Close, Shipley View, DE7 9JU

£160,000

RENSHAW ESTATES are Thrilled to offer this TWO BED TOWNHOUSE * Driveway * POPULAR CUL-DE-SAC * Breakfast Kitchen * ENCLOSED REAR GARDEN * Modern Bathroom * NEUTRAL DECOR * No Upward Chain * VIDEO TOUR AVAILABLE * Spacious Lounge *



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ENTRANCE HALL

Double glazed door, radiator, stairs to first floor.

KITCHEN 3.5M X 1.9M (11'6" X 6'3")

Double glazed window, radiator, wall and base units, work tops, tiled splash backs, breakfast bar, gas hob, electric oven, extractor hood, stainless steel sink, combination boiler.

LOUNGE 4M X 3.8M (13'1" X 12'6")

Double glazed door and window, radiator, fire place with electric fire, under stairs storage cupboard.

LANDING

BEDROOM 3.9M X 2.9M (12'10" X 9'6")

Double glazed window, radiator

BEDROOM 3.9M X 2.7 (12'10" X 8'10")

Two Double glazed windows, radiator, airing cupboard.

BATHROOM 1.9M X 1.9M (6'3" X 6'3")

Panelled bath with shower over, vanity unit with wash basin, W.C., radiator, tiled splash backs, loft access.

OUTSIDE

Front: Garden laid to lawn, tarmac driveway

Rear: Enclosed garden mainly laid to lawn with block paved patio area with planted shrubs and timber shed.

CURRENT COUNCIL TAX BAND

B

EPC INFORMATION

Energy Efficiency Rating: D

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

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