



## 59 Bole Hill Lane

## Crookes

**Guide Price** 

£250,000

GUIDE PRICE £250,000-£260,000

Ideal for a first time buyer or young family is this immaculately presented, three bedroom mid-terrace located in this popular residential area of Crookes within walking distance of the Bole Hills, a range of shops, bars and cafes, regular transport links and the universities/hospitals.

Briefly, the accommodation comprises: Entrance lobby with stairs to the first floor. Bay windowed lounge to the front with electric fireplace and surround. Open plan dining/kitchen having a range of wall and base units with space for appliances including a washing machine, cooker and fridge/freezer. Downstairs cloakroom/W.C. To the first floor are two generous double bedrooms and a further single bedroom. Recently installed, modern and stylish family bathroom with bath and shower over, wash basin and W.C set within a vanity unit with tiling to the floor and walls. Loft space ideal for storage.

Outside there is a completely private garden with no third party access across having rear access with a lawn, patio, established planted areas and outdoor store.

- Three Bedroom Mid Terrace With Private Garden
- Ideal For A First Time Buyer
- Excellent Location Close To The Bole Hills
- Within Walking Distance Of A Host Of Amenities
- Modern Recently Fitted Bathroom Suite
- Well Regarded Schools Close By
- Delightful Views Over Rivelin Valley
- Council Tax Band A/EPC Rating C
- Leasehold With 710 Years Remaining
- Viewing Via Banner Cross Office









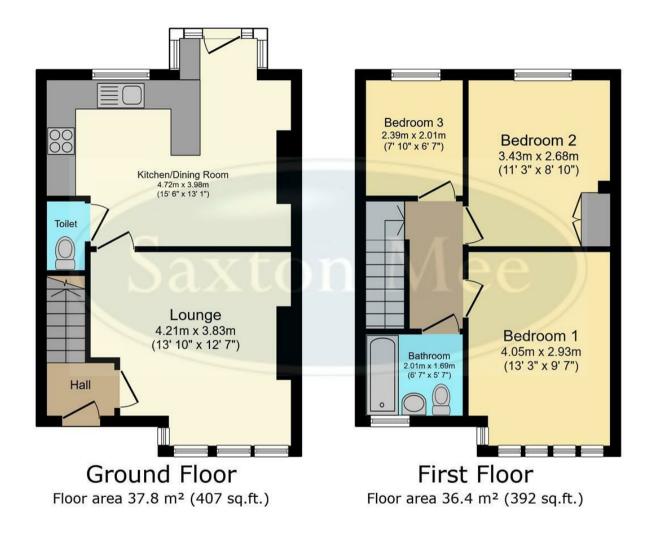












TOTAL: 74.2 m<sup>2</sup> (798 sq.ft.)

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