



**Southmere Drive, Great Horton,**

**£120,000**

**\*\* EXTENDED SEMI DETACHED \*\* THREE BEDROOMS \*\* REQUIRES MODERNISATION \*\*  
\*\* CLOSE TO AMENITIES \*\* GARDENS \*\* VACANT \*\***

This extended three bedroom semi detached property would make an ideal purchase for a number of buyers. Ideally located for shops, amenities and local schools.

The property benefits from mostly DG, GCH, utility room and a garden to the rear.

Requires some updating throughout and briefly comprises of a vestibule, lounge, dining room, kitchen and a utility room. There are three first floor bedrooms and a house bathroom.

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



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**Entrance**

Radiator.

**Lounge**

14'0" x 12'11" (4.27m x 3.94m")

Gas fire, stained glass window and radiator.

**Dining Room**

10'6" x 10'0" (3.20m x 3.05m")

Gas fire and radiator.

**Kitchen**

9'11" x 5'1" (3.02m x 1.55m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor and pantry.

**Utility**

8'6" x 5'6" (2.59m x 1.68m")

Fitted wall and base units and plumbing for auto washer.

**First Floor Landing**

Stained glass window.

**Bedroom One**

11'2" x 10'3" (3.40m x 3.12m")

Built in wardrobes and radiator.

**Bedroom Two**

10'3" x 8'11" (3.12m x 2.72m")

Radiator and built in storage cupboard.

**Bedroom Three**

7'1" x 5'2" (2.16m x 1.57m")

Radiator.

**Bathroom**

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

**Exterior**

Lawn and patio garden to front and rear with bushes and shrubs.

**Tenure**

FREEHOLD

**Council Tax Band**

B



**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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs G2 plus A	83	Very environmentally friendly - lower CO <sub>2</sub> emissions G2 plus A	
(81-91) B		(81-91) B	
(79-80) C		(80-90) C	
(65-68) D	57	(65-80) D	
(59-64) E		(59-64) E	
(51-58) F		(51-58) F	
(1-50) G		(1-50) G	
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

