



Silverdale Road, West Bowling,

£110,000

*** THROUGH TERRACE * TWO DOUBLE BEDROOMS ***

*** IDEAL FTB * ENCLOSED REAR YARD ***

Stone built through terrace Property

This two double bedroom property would make an ideal purchase for a FTB/Investor/Young Couple.

Benefits from gas central heating, double glazing and yard to the rear.

The accommodation briefly comprises lounge, kitchen, cellar, first floor bedroom and a house bathroom.

There is a further second floor attic bedroom.

To the outside there is an enclosed yard to the rear.



Lounge

13'1" x 15'1" (3.99m x 4.60m)

With feature fireplace , radiator and double glazed window.

Kitchen

10'2" x 8'1" (3.10m x 2.46m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, double glazed window and a upvc door to rear.

Cellar

First Floor

Bedroom One

13'3" x 12'1" (4.04m x 3.68m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Bedroom Two

12' x 15'8" (3.66m x 4.78m)

With radiator and velux window.

Exterior

To the outside there is a yard to the rear.

Directions

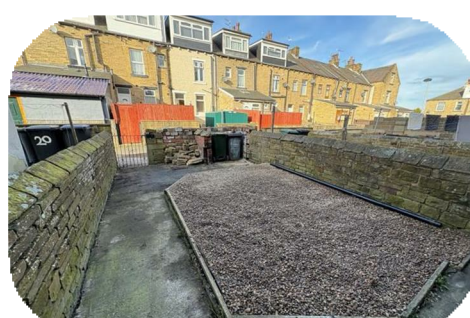
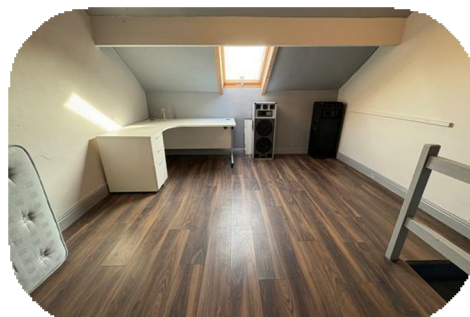
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 1st exit onto St. Enoch's Rd, go through the roundabout, continue onto Little Horton Ln, turn right onto Southfield Rd/A6177, turn left onto Raymond St, left onto Parkside Rd, left onto Silverdale Rd 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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