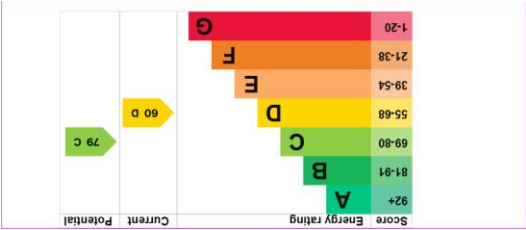


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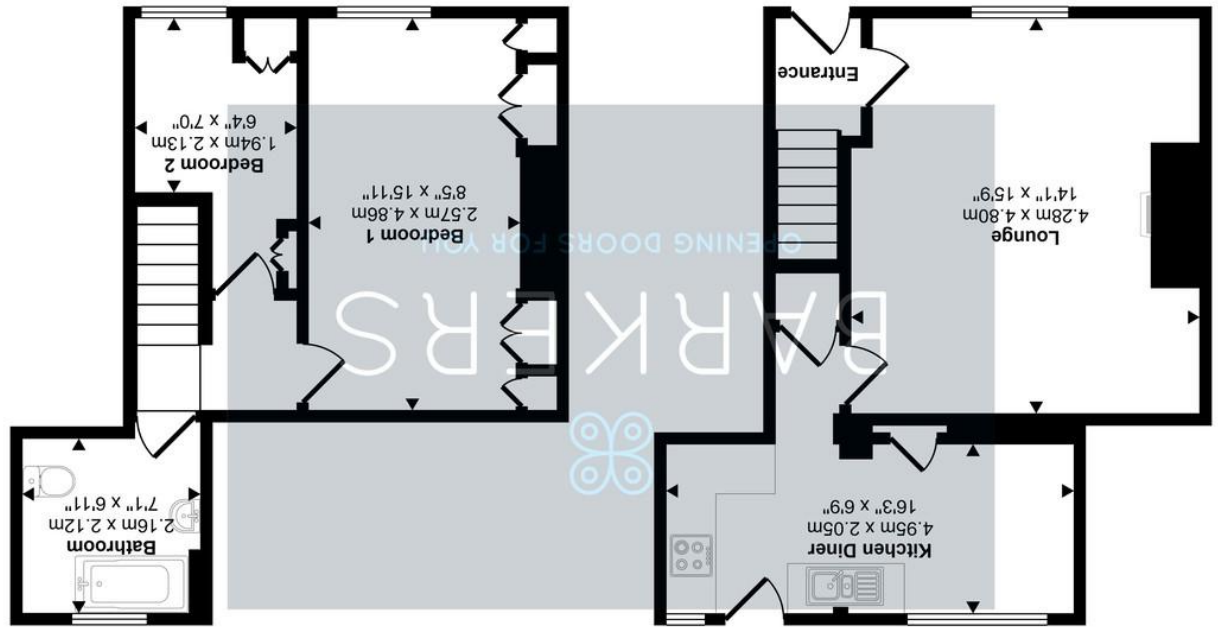


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



First Floor
Approx 29 sq m / 314 sq ft

Ground Floor
Approx 36 sq m / 392 sq ft

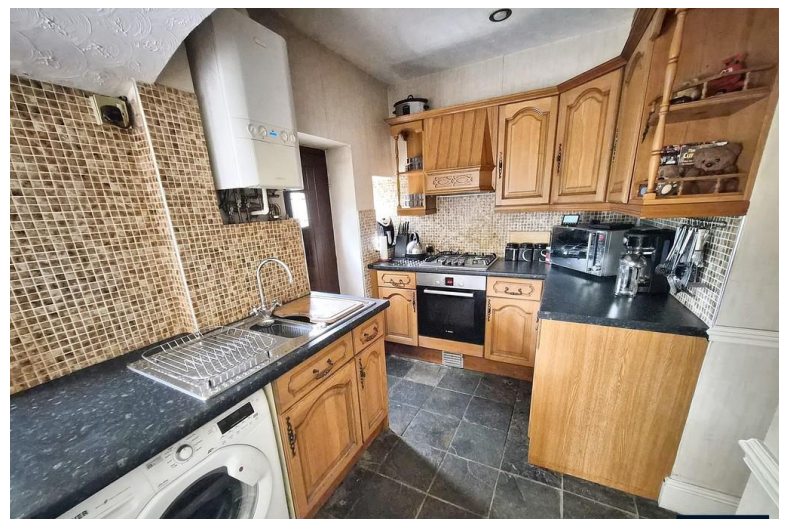


Approx Gross Internal Area
65 sq m / 705 sq ft



Asking Price Of £156,800

- WELL PRESENTED MID TERRACE
- SITUATED IN THE HEART OF EAST BIERLEY VILLAGE
- ENTRANCE HALL
- LOUNGE, DINING KITCHEN
- BASEMENT CELLAR
- TWO BEDROOMS
- BATHROOM
- LOW MAINTENANCE GARDENS



Full Description

Situated in the heart of East Bierley village overlooking the village green is this well presented mid terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Conveniently placed within easy reach of local shops, amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement cellar, two bedrooms and a house bathroom. Externally there are low maintenance gardens front and rear.

ENTRANCE HALL

An external door leads to the entrance hall which has a staircase leading to the first floor landing and a door leads to the lounge.

LOUNGE

14' 1" x 15' 9" (4.29m x 4.8m)

The focal point of this room is a feature fireplace with a living flame gas fire. Further features include wood flooring, wall lights and a ceiling fan. Access to the inner hall.

INNER HALL

Gives access to the kitchen and has a door leading to the basement cellar which provides excellent storage.

DINING KITCHEN

16' 3" x 6' 9" (4.95m x 2.06m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and a 1.5 bowl stainless steel sink with a mixer tap. Electric oven and a gas hob with a built-in extractor over, integrated under counter fridge and plumbing for a washing machine. There is tiled flooring which flows into the dining area, a useful built-in storage cupboard with shelving and a door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to two bedrooms and the house bathroom. Loft access point.

BEDROOM ONE

8' 5" x 15' 11" (2.57m x 4.85m)

Double room with two ceiling fans and built-in wardrobes which provide plentiful storage.

BEDROOM TWO

6' 4" x 7' 0" (1.93m x 2.13m)

Single room with built-in wardrobes and a ceiling fan.



HOUSE BATHROOM

7' 1" x 6' 11" (2.16m x 2.11m)

Fitted with a three piece white suite which comprises of a bath with shower over and a glass screen, wash basin and W.C. Tiled walls and flooring.

EXTERIOR

To the front of the property there is a pebbled garden with a stone paved pathway leads to the front entrance. At the rear there is a paved garden.

ADDITIONAL INFORMTION

Tenure - Freehold - the seller has recently bought the freehold for this property.

Council tax Band - B

