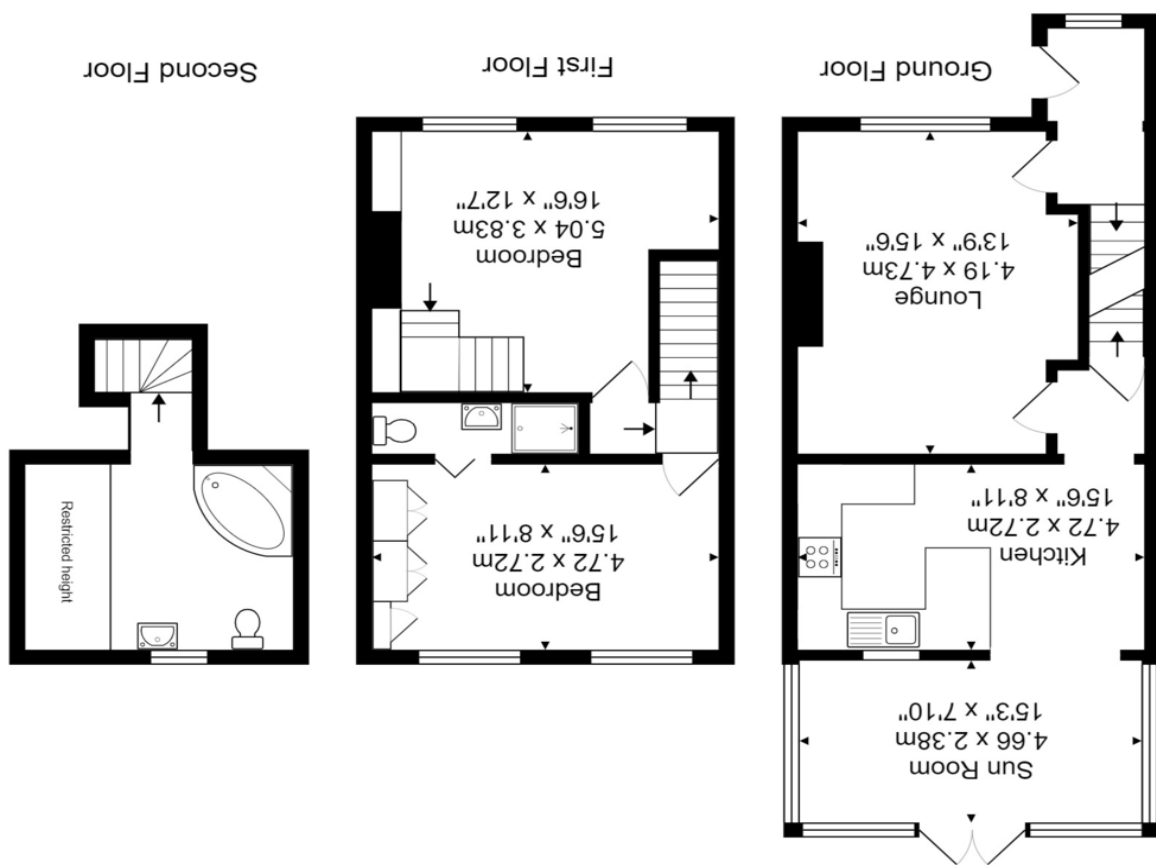


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Total Area: 97.5 m² ... 1049 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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BARKERS
OPENING DOORS FOR YOU

178 Raikes Lane
East Bierley, BD4 6RD
Guide Price £220,000

- CHARACTER COTTAGE
- TWO BEDROOMS
- TWO EN SUITES
- SUN ROOM
- PRIVATE GARDEN TO REAR
- PARKING TO FRONT
- DOUBLE GLAZING & CENTRAL HEATING
- STUNNING PROPERTY



Full Description

We have pleasure in offering For Sale this superb deceptively spacious and well presented character mid terrace cottage property, situated in the highly sought after village of East Bierley. Conveniently positioned close to local amenities, bus routes and just minutes from junction 27 of the M62 motorway network. The accommodation briefly comprises: entrance porch, lounge, breakfast kitchen, sun room, two bedrooms, two en suites. The property benefits from gas central heating, uPVC double glazing, and off-street parking to the front, with a private gravelled garden area to the rear.

ENTRANCE PORCH

With door to lounge and stairs to first floor.

LOUNGE

13' 8" x 15' 6" (4.19m x 4.73m)

Light and spacious room, featuring a multi-fuel stove inset into an inglenook fireplace. Ceiling rose and coving.

KITCHEN

15' 5" x 8' 11" (4.72m x 2.72m)

Modern open plan fitted kitchen with a range of white base and wall units with complementary marble effect work surfaces, breakfast bar, splash back tiling and a 1 1/2 bowl stainless steel sink. Integrated appliances including a fridge, dishwasher and washing machine. Stainless steel integrated cooker with matching extractor hood and glass hob. Inset spotlights to the ceiling, tiled walls and laminate flooring.

SUN ROOM

15' 3" x 7' 9" (4.66m x 2.38m)

Spacious sun lounge with laminate floor and patio doors leading to the rear garden.

FIRST FLOOR

MASTER BEDROOM

16' 6" x 12' 7" (5.04m x 3.84m)

Double room with dual aspect windows, spotlights to ceiling, feature staircase leads to mezzanine area and bathroom. High ceilings with wooden beams.

MEZZANINE

BATHROOM

Luxury bathroom featuring a white suite of Jacuzzi style bath, wc and wash hand basin. Chrome heated towel rail. Beams to ceilings. Round feature window and velux roof light.

BEDROOM NO. 2

15' 5" x 8' 11" (4.72m x 2.72m)

Double room with dual aspect windows, built in wardrobes, stairs lead to en suite shower room.

EN SUITE SHOWER ROOM

With walk in shower cubicle, hand basin and wc.



EXTERIOR

The property has a parking area to the front and to the rear is a private gravelled garden with wooden seating area.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

