



Old Cottage Close, Hipperholme,

£225,000

**** TOWN HOUSE ** THREE/FOUR BEDROOMS ** OVER THREE FLOORS ****

**** DECEPTIVELY SPACIOUS ** GARDENS & PARKING ****

Offering deceptively spacious accommodation over three floors which would make an ideal purchase for a number of buyers is this three/four bedroom townhouse. Having easy access for amenities, shops, transport links and close to excellent schools at primary and secondary level. The accommodation briefly comprises of a hallway, cloaks w/c, dining kitchen and a sitting room/bedroom four. To the first floor there is a spacious lounge, bedroom and a house bathroom. There are two further second floor bedrooms (master having en suite). To the rear there is a low maintenance garden with a driveway providing off street parking.



Hall

Radiator.

Dining Room / Bedroom Four

14'5" x 9'5" (4.39m" x 2.87m")

Radiator.

Dining - Kitchen

14'5" x 9'8" (4.39m" x 2.95m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, integrated fridge freezer, plumbing for auto washer & dishwasher, radiator and upvc doors leading to rear.

First Floor Landing

Lounge

14'6" x 14'3" (4.42m" x 4.34m")

Radiator and Juliette balcony.

Bedroom Three

7'0" x 9'11" (2.13m" x 3.02m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit, tiled and radiator.

Second Floor Landing

Bedroom One

14'3" x 14'7" (4.34m" x 4.45m")

Radiator.

En Suite

Comprising wet room shower, low flush wc, pedestal wash basin, tiled walls & floor and radiator.

Bedroom Two

14'6" x 10'0" (4.42m" x 3.05m")

Radiator.

Exterior

Outside there is a driveway providing off road parking with low maintenance garden to the rear.

Council Tax Band

D

Tenure

FREEHOLD.



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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