



## Greenville Drive, Low Moor,

**£240,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\*  
 \*\* SOUGHT AFTER LOCATION \*\* OVERLOOKING GOLF COURSE \*\* GARDENS, GARAGE & PARKING \*\***

Superbly presented three bedroom semi detached property situated in this much sought after location of Low Moor. Occupying this enviable position overlooking the golf course the property would make a fantastic purchase for a number of buyers.

Boasting two reception rooms, GCH, DG, gardens, driveway and a garage.

Within easy reach of local schools, Sedbergh Leisure Centre, Train Centre and Motorway Links.

The accommodation briefly comprises entrance, hallway, lounge, dining room, kitchen, conservatory and a house bathroom. To the first floor there are three bedrooms.

To the outside there is a lawned and patio garden to the rear which overlooks the golf course. A driveway leads to a single garage.





## Entrance

## Entrance Hall

Radiator.

## Dining Room

11'8" x 10'9" (3.56m" x 3.28m")

Radiator.

## Kitchen

11'9" x 8'5" (3.58m" x 2.57m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, cooker with extractor, integrated fridge freezer, integrated dishwasher and integrated washing machine.

## Lounge

10'9" x 16'4" (3.28m" x 4.98m")

Log effect gas fire, radiator, oak flooring and patio door.

## Conservatory

11'2" x 7'7" (3.40m" x 2.31m")

French door leading to rear.

## Bathroom

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

## First Floor Landing

## Bedroom One

11'0" x 11'1" (3.35m" x 3.38m")

Radiator.

## Bedroom Two

11'8" x 10'8" (3.56m" x 3.25m")

Built in wardrobes and radiator.

## Bedroom Three

8'9" x 8'1" (2.67m" x 2.46m")

Radiator.

## WC

Two piece suite comprising low flush wc and pedestal wash basin.

## Exterior

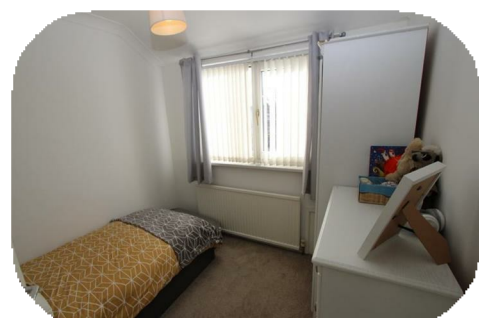
To the outside there is a lawned and patio garden to the rear which overlooks the golf course. A driveway leads to a single garage.

## Tenure

FREEHOLD.

## Council Tax Band

C



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
England & Wales			England & Wales		

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