

Ground Floor



First Floor

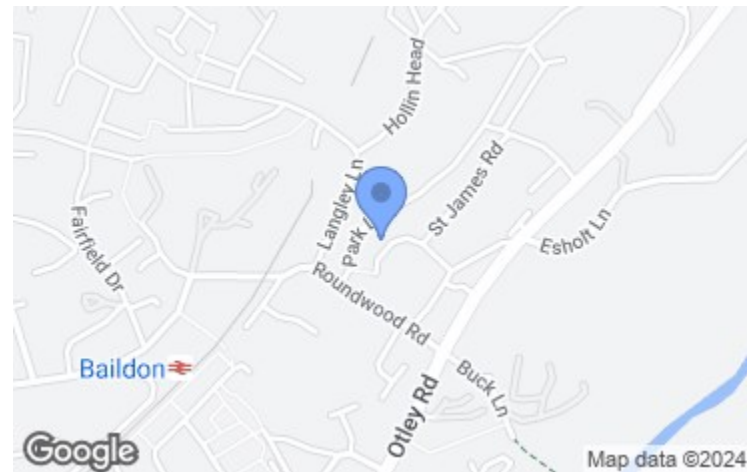
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwstateagents.com



Directions

See mapping.



Dorchester Crescent, Shipley, BD17 7LE
Offers In The Region Of £290,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**** SEMI-DETACHED DORMER BUNGALOW**
**** 3 DOUBLE BEDROOMS ** 2 RECEPTION ROOMS ** MODERN KITCHEN ** PRIVATE ENCLOSED GARDEN ** OFF ROAD PARKING & GARAGE ** Beautiful family home and much improved by its present owner's, extremely well presented throughout! The property is situated in a popular residential location close to a wealth of local amenities & handily positioned making it an Ideal base for commuting as the train station is close by.**

The property comprises:- Side PVCu door into vestibule, secondary door into hallway with under stairs storage, staircase leading to the first floor, laminate flooring & C/H Radiator. Spacious lounge has an Adams style surround with inset log effect fire, cornice ceiling, neutral painted decor and finished with carpet flooring. PVCu French door open onto the rear patio garden. The second reception room has feature surround with decorative inset log store, cornice ceiling, neutral painted decor and finished with carpet flooring.

The kitchen is fitted with a range of wall and base units in white with oak effect worktops and white splashback tiles. Integrated brushed chrome oven, five burner gas hob with extraction chimney, stainless steel double bowl sink with mixer tap, finished with recessed lighting and laminate flooring.

The bathroom comprises 3 piece suite in white, double cubicle shower, vanity pedestal sink and low flush W.C, There is floor to ceiling wall tiles as well as contrasting floor tiling. Upstairs you will find all 3 double bedrooms, ample space for bedroom furniture, finished with stylish decor and quality fitted carpets.

Externally to the front is a pebbled garden with selective plantings of tree's and shrubs, driveway leading to detached garage. To the rear is a private well stocked mature planted garden with laid lawn, trees and shrubs, Yorkshire dry stone walling with steps rising to a timber summer house themed as a bistro cafe, fish pond and raised planters with blue slate chippings and seating areas.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Beautiful Dormer Bungalow, A Real Must
 View.....

Rating authority
 Borough Council Tax Band C

Services
 INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS
 - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage
 Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
 Freehold