



Birley Moor Drive,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Birley Moor Drive,

**** GUIDE PRICE £180,000-£190,000**** Three-bed semi in Birley, ideal for first-time buyers. Features a spacious lounge, kitchen, WC, bathroom, enclosed garden with outhouse, and great access to schools, shops, and transport links.



Hall

Having an entrance door, radiator and laminate flooring. Stairs leads to the first floor accommodation.

Wc

Having a wc and wash hand basin. Side facing double glazed window.

Lounge

17' x 10' 9" (5.18m x 3.28m)

Front and rear facing double glazed windows and radiator.

Breakfast Kitchen

12' 8" x 10' 2" (3.86m x 3.10m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Space and plumbing for washing machine. Rear facing double glazed window and radiator. A side door leads to the outside.

Landing

Front facing double glazed window and loft access can be obtained.

Bedroom One

13' 6" x 7' 9" (4.11m x 2.36m)

Side facing double glazed window and radiator.

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)

Rear facing double glazed window and radiator.

Bedroom Three

10' 8" x 6' 1" (3.25m x 1.85m)

Front facing double glazed window, radiator and laminate flooring.

Bathroom

A suite comprising bath, concealed wc and vanity sink unit. Tiling to the walls and floor, heated towel rail and rear facing double glazed window.

Gardens

There is a lawned garden to the rear of the property and outhouse.



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welcome to Birley Moor Drive,

- Semi detached property
- Three bedrooms
- Perfect for first time buyers
- Great access to local amenities
- Viewings recommended

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114486 - 0002

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