



## Apperley Road, Idle

**£289,950**

\* LINK DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* GARDENS \* DRIVE \* GARAGE \* CLOSE TO IDLE VILLAGE & PARK \* SHORT DRIVE TO TRAIN STATION \*

Very well presented three bedroom link detached property, situated a stone's throw from Idle village and a short drive to Apperley Bridge train station.

The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, dining room, modern fitted kitchen, separate utility room, cloakroom/WC, three first floor bedrooms - master bedroom having en-suite shower room, together with a house bathroom.

To the outside there are enclosed landscaped gardens, together with parking to the front leading to an integral garage. Viewing is highly recommended.





### Reception Hall

With radiator.

### Lounge

16' x 11'10" (4.88m x 3.61m)

With a pebble effect gas fire in feature fireplace surround with marble inset and hearth, bay window, radiator.

### Kitchen

10' x 9' (3.05m x 2.74m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, integral dishwasher, fridge and freezer, part tiled walls.

### Dining Room

9'1" x 8'4" (2.77m x 2.54m)

With radiator and upvc French doors to rear garden.

### Utility

5' x 5' (1.52m x 1.52m)

With wall and base units, plumbing for auto washer.

### Cloakroom/WC

With low suite wc, pedestal wash basin and radiator.

### First Floor Landing

#### Bedroom One

12'9" x 8'8" (3.89m x 2.64m)

With built in wardrobes, laminated wood floor and radiator. En Suite Shower Room;

#### En Suite Shower Room

With shower cubicle, low suite wc, pedestal wash basin and radiator.

#### Bedroom Two

9' x 8'10" (2.74m x 2.69m)

With radiator.

#### Bedroom Three

6'5" x 6'1" (1.96m x 1.85m)

With built in wardrobes and radiator.





### Bathroom

Three piece modern white suite, part tiled walls and radiator.

### Garage

17'8" x 8'6" (5.38m x 2.59m)

### Exterior

To the outside there is a garden to the front, driveway leading to integral garage, together with a larger enclosed lawned and patio garden to the rear with summer house.

### Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road and the property will shortly be seen displayed via our For Sale board.

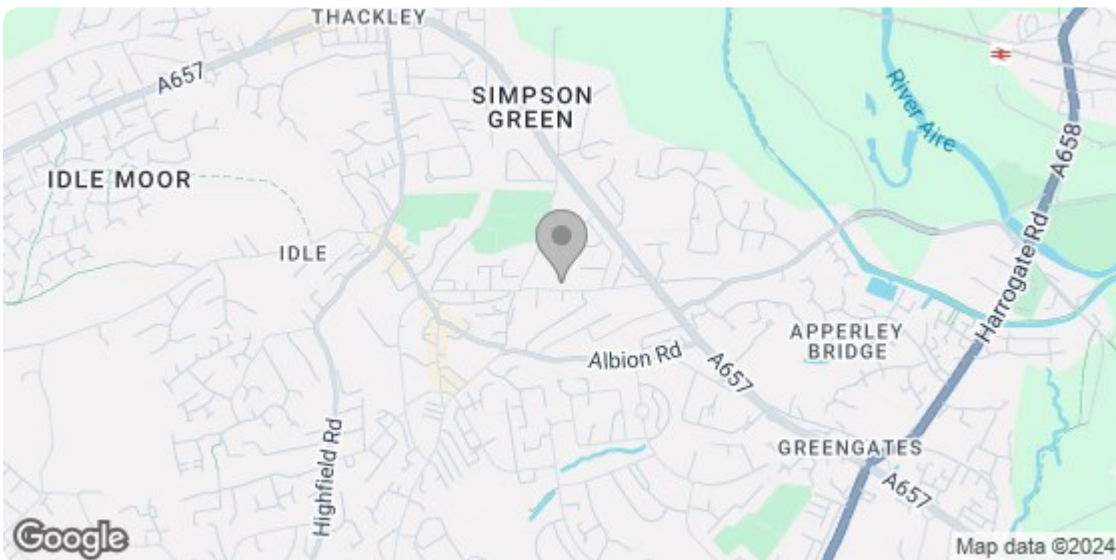
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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.

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