



**Stonegate Road, Thorpe Edge,**

**£155,000**

**\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY HOME \*  
\* MODERN KITCHEN & SHOWER ROOM \* LANDSCAPED GARDENS \***

Providing 'ready to move into' accommodation, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, modern fitted kitchen, three first floor bedrooms and a modern house shower room.

To the outside there are good sized easy to maintain gardens to both front and rear.



## Reception Hall

With radiator.

## Lounge

15'6" x 12'7" (4.72m x 3.84m)

Having a modern glass log effect electric fire, radiator.

## Kitchen

7'9" x 9'6" (2.36m x 2.90m)

Modern fitted kitchen having a range of grey wall and base units incorporating laminated sink unit, radiator.

## Dining Room

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

With radiator.

## First Floor Landing

## Bedroom One

10'5" x 11'5" (3.18m x 3.48m)

With radiator.

## Bedroom Two

8'2" x 8'2" (2.49m x 2.49m)

With radiator.

## Bedroom Three

11'8" x 11'3" (3.56m x 3.43m)

With radiator.

## Shower Room

Three piece modern suite, tiled walls and heated towel rail.

## Exterior

To the outside there are good sized easy to maintain gardens to both front and rear.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd, turn left onto Rowantree Dr, turn right to stay on Rowantree Dr, left onto Farm Hill Rd, left onto Stonegate Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B11] B		[B1-B11] B	
[C1-C11] C		[C1-C11] C	
[D1-D11] D		[D1-D11] D	
[E1-E11] E		[E1-E11] E	
[F1-F11] F		[F1-F11] F	
[G1-G11] G		[G1-G11] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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