



Eccles Court, Eccleshill,

£75,000

*** FIRST FLOOR APARTMENT * DOUBLE BEDROOM * AMPLE PARKING ***

*** NO CHAIN * CLOSE TO SHOPS & AMENITIES * OVER 55s ***

Available with no onward chain and offering 'ready to move into' accommodation, is this delightful purpose built apartment.

Benefits from upvc double glazing and briefly comprises entrance with stairs to first floor, lounge, fitted kitchen, bedroom and bathroom.

To the outside there are communal gardens and parking.



Communal Entrance

Stairs to First Floor.

Lounge

12'9" x 10' (3.89m x 3.05m)

With gas fire.

Kitchen

9'7" x 6'10" (2.92m x 2.08m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, electric cooker.

Bedroom One

11'1" x 9'6" (3.38m x 2.90m)

With fitted wardrobes.

Bathroom

White three piece suite.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, at the traffic lights at Bolton Junction take the left onto Bolton Road, turn right onto Leeds Rd, turn left onto Undercliffe Rd, right onto Eccles Court and the property will shortly be seen on the right hand side displayed via our For Sale board.

TENURE

LEASEHOLD. We have been advised by the seller they pay £120 every 3 months for the ground rent and maintenance. This includes garden and building external maintenance.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

