



Mount Terrace, Eccleshill,

£139,950

* THROUGH TERRACE * THREE BEDROOMS * MODERN FITTED DINING KITCHEN *
* REAR GARDENS * CLOSE TO ECCLESHILL VILLAGE * NO CHAIN *

If you are looking for your first home or wanting an investment property, then this could be the house for you! Stone built through terrace available with vacant possession and benefits from gas central heating, UPVC double glazing and briefly comprises reception hall, lounge, fitted dining kitchen. Three first floor bedrooms (all having built in wardrobes) and a white house bathroom.

To the outside are front and rear gardens.



Reception Hall

Central heating radiator.

Lounge

12 x 12'6 (3.66m x 3.81m)

Exposed polished wood floor boards and central heating radiator.

Dining Kitchen

15'9 x 12'9 (4.80m x 3.89m)

Modern cream wall and base units with Stainless Steel sink unit. Electric oven and hob with extractor fan over and tiled splashback. Breakfast bar, electric fire with fireplace surround.

First Floor Landing

Bedroom One

12'2 x 8'4 (3.71m x 2.54m)

Built in wardrobes and central heating radiator.

Bedroom Two

12'6 x 9 (3.81m x 2.74m)

Built in wardrobes and central heating radiator.

Bedroom Three

9'1 x 5'9 (2.77m x 1.75m)

Built in wardrobes and central heating radiator.

Bathroom

Three piece white suite comprising of; low flush WC, hand wash basin and bath with shower over. Central heating radiator and tiled walls.

External

Gardens to front and rear.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-54) F (1-20) G Not energy efficient - higher running costs		86	(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-54) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

