



Alexandra Road, Eccleshill,

£165,000

**** SEMI DETACHED ** TWO BEDROOMS ** CLOSE TO ECCLESHILL VILLAGE ****
**** BOILER 5 YEARS OLD ** GARDENS & DRIVEWAY ** MODERN FITTED KITCHEN ****
**** LARGE SUMMER HOUSE/GYM/STUDIO ****

Fantastic opportunity for either first time buyer or someone downsizing to purchase this delightful two double bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, kitchen, rear porch, two double first floor bedrooms and a modern white house bathroom.

To the outside there is a fabulous purpose built summerhouse, together with a paved garden and driveway parking.



Entrance Porch

Lounge

13'9" x 13'8" (4.19m" x 4.17m")
Coal effect gas fire with feature fireplace surround and radiator.

Dining Kitchen

14'0" x 9'5" (4.27m" x 2.87m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob with extractor, plumbing for auto washer, storage cupboard and radiator.

Rear Porch

First Floor Landing

Storage cupboard.

Bedroom One

10'3" x 11'8" (3.12m" x 3.56m")
Fitted wardrobes.

Bedroom Two

11'9" x 7'1" (3.58m" x 2.16m")
Radiator.

Bathroom

Modern three piece suite comprising panel bath with electric shower over & screen, pedestal wash basin, low flush wc, tiled walls and radiator.

Exterior

To the outside there is a driveway to the front providing off street parking for two cars together with a patio garden to rear with outhouse/summerhouse.

Tenure

FREEHOLD.

Council Tax Band

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.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

