



Lodore Avenue, Eccleshill,

£240,000

- * EXTENDED SEMI DETACHED * THREE BEDROOMS * THREE RECEPTION ROOMS *
- * TWO BATH/SHOWER ROOMS * GARDENS * DRIVE *
- * FANTASTIC FAMILY HOME *

Offering superb family sized accommodation, is this delightful three bedroom semi detached.

Benefits from gas central heating, majority upvc double glazing and alarm system.

The extended property briefly comprises entrance porch, reception hall, lounge, sitting room, dining room, modern fitted kitchen, downstairs shower room, three first floor bedrooms and a modern four piece bathroom.

To the outside there are gardens and parking.



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Entrance Porch

Shower Room

Three piece suite, part tiled walls, heated towel rail.

Reception Hall

With radiator and store cupboard.

Lounge

15' x 12' (4.57m x 3.66m)

With a coal effect gas fire set in chimney breast, radiator.

Dining Room

9'8" x 8'4" (2.95m x 2.54m)

With a coal effect gas fire set in chimney breast, radiator.

Sitting Room

12'6" x 11'6" (3.81m x 3.51m)

Having a modern log effect electric fire in feature fireplace, radiator.

Kitchen

9'8" x 8'2" (2.95m x 2.49m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, fridge/freezer, auto washer, radiator.

First Floor Landing

Bedroom One

14'2" x 10'3" (4.32m x 3.12m)

With fitted modern wardrobes and radiator.

Bedroom Two

10'3" x 9'8" (3.12m x 2.95m)

With radiator.

Bedroom Three

5'9" x 6'9" (1.75m x 2.06m)

With radiator.

Bathroom

Four piece modern white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, together with a driveway to the side.

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, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, proceed straight ahead at the Bolton Junction traffic lights, turn right onto Ennerdale Rd, right onto Lodore Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A/Bradford



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		
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		

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