

# Hazelcroft, Eccleshill,

£165,000

\* \* SEMI DETACHED \* \* TWO BEDROOMS \* \* WELL PRESENTED \* \* CONSERVATORY \* \* NO CHAIN \* \* \* MODERN KITCHEN & SHOWER ROOM \* \* GARDENS & PARKING \* \* USEFUL ATTIC \* \*

Providing "ready to move into" accommodation on this delightful cul-de-sac- setting, is this modern two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, modern fitted kitchen and conservatory, two first floor bedrooms and a modern shower room.

To the outside there are gardens and ample parking.

Viewing highly recommended!







#### **Entrance Porch**

#### Lounge

11'5" x 17'4" (3.48m" x 5.28m")

Having a coal effect gas fire in modern feature fireplace surround and radiator.

# **Dining Kitchen**

11'4" x 8'4" (3.45m" x 2.54m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob with extractor, part tiled walls and radiator.

## Conservatory

9'8" x 7'8" (2.95m" x 2.34m") Access to rear garden.

# **First Floor Landing**

# **Bedroom One**

9'3" x 11'3" (2.82m" x 3.43m") With fitted wardrobes and radiator.

#### **Bedroom Two**

11'4" x 8'5" (3.45m" x 2.57m") With radiator. Access to attic.

#### **Shower Room**

Modern three piece suite comprising walk in shower, low flush wc, pedestal wash basin and heated towel rail.

#### **Attic**

Boarded.

#### **Exterior**

To the outside there are gardens to front and rear, together with a driveway to the side providing off street parking.

# **Council Tax Band**

# **Tenure**

FREEHOLD.

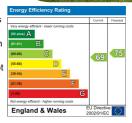














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