



Cherry Tree Place, Fagley,

£205,000

* MODERN SEMI DETACHED * THREE BEDROOMS * CUL-DE-SAC * DRIVEWAY PARKING *

* MODERN FIXTURES/FITTINGS * ENCLOSED GARDEN * FOUR YEARS OLD approx. *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The 'ready to move into' accommodation briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and driveway parking.

Viewing is highly recommended.



Entrance Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

13'6" x 10'8" (4.11m x 3.25m)

With radiator and upvc French doors to rear garden.

Dining Kitchen

16'2" x 10'4" (4.93m x 3.15m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator and store cupboard.

First Floor Landing

Bedroom One

13'8" x 8'3" (4.17m x 2.51m)

With radiator.

Bedroom Two

7'2" x 15'2" (2.18m x 4.62m)

With radiator.

Bedroom Three

6'2" x 9'1" (1.88m x 2.77m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Exterior

To the outside there is a garden to the front, enclosed landscaped garden to the rear with lawn and patio, together with ample driveway to the side.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd, turn right onto Moorside Rd, at the roundabout turn left onto Fagley Rd, turn left onto Blackthorne Cl, right onto Cherry Tree Place and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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	
(92 plus) A	96	(92 plus) A	
(81-91) B	83	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) 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	

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