

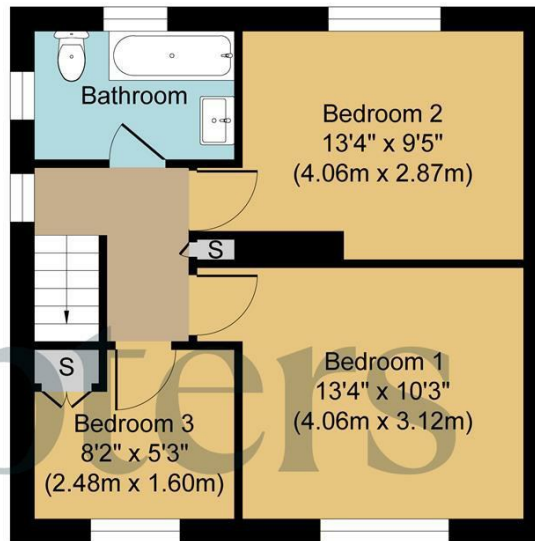
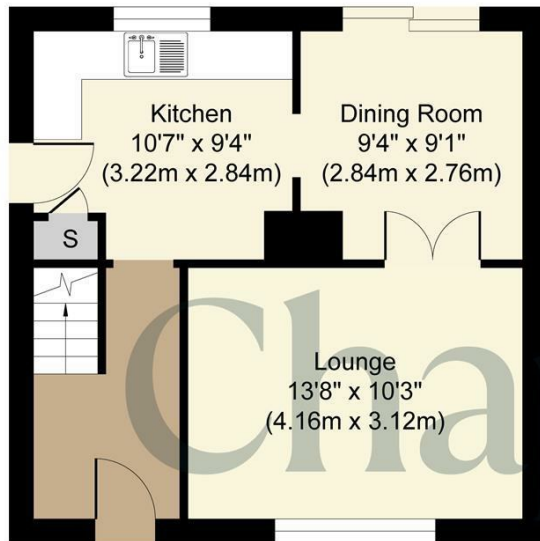


45 BEECHWOOD ROAD
HALIFAX, HX2 9AR

£180,000
FREEHOLD

A beautifully presented three bedroom semi detached property with no onward chain situated in a desirable location and close to schools & local amenities. Upon entering, you are greeted by an entrance hallway leading to the modern kitchen, good size lounge and separate dining room perfect for entertaining. The first floor has three bedrooms and a bathroom. Additional features include a shared driveway, off road parking and a detached garage. Completing the property is a rear garden offering a patio area with further lawn garden and gated access. The property also benefits from double glazing and gas central heating Don't miss out on this property and book a viewing today.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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