



Kingsdale Drive, Bolton, BD2,

£139,950

*** SEMI DETACHED BUNGALOW * ONE BEDROOM * NO ONWARD CHAIN *
* CONSERVATORY * GARDENS * DRIVE * GARAGE ***

Available with no onward chain, is this one bedroom semi detached bungalow. Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, dining kitchen, conservatory, bedroom and bathroom. To the outside there are gardens, parking and a garage.



Entrance Hall

Dining Kitchen

14'9" x 8'6" (4.50m x 2.59m)

Fitted dining kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric oven and hob, radiator.

Conservatory

8'3" x 8'9" (2.51m x 2.67m)

With access to the rear garden.

Lounge

14'7" x 10'8" (4.45m x 3.25m)

With electric fire in feature fireplace surround, radiator.

Bedroom One

10'9" x 14'3" (3.28m x 4.34m)

With fitted wardrobes, drawers and dresser, radiator.

Bathroom

With four piece suite, radiator.

Loft

Accessed via a pull down ladder. With dormer window and radiator.

Exterior

To the outside there are gardens to both front and rear, drive to the side leading to a detached garage.

Directions

From our office in Idle village take the left onto onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, right onto Bolton Rd, right onto Kingsdale Cres, right onto Kingsdale Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

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