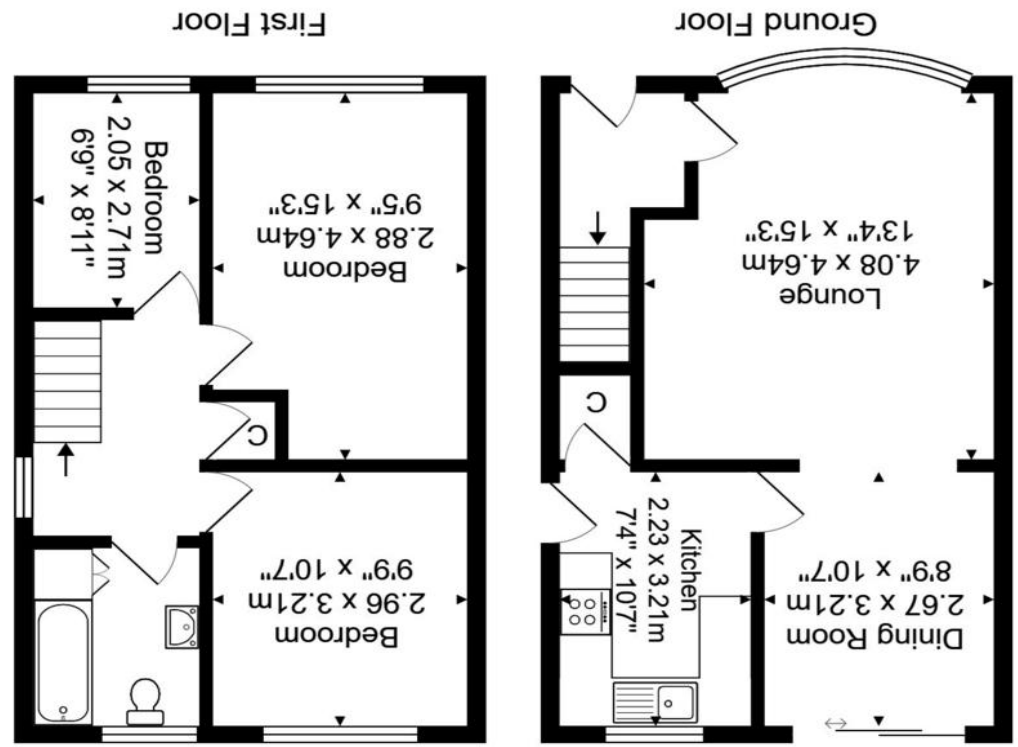


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 e	
21-38	F		
1-20	G		

Total Area: 81.7 m² ... 879 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



BARKERS
OPENING DOORS FOR YOU



992 Bradford Road
East Bierley, BD4 6PB
£249,950

- DETACHED FAMILY HOME
- SPACIOUS PLOT
- DRIVEWAY, CARPORT & GARAGE
- GARDENS FRONT & REAR
- ENTRANCE HALL
- LOUNGE, DINING ROOM
- KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM



Full Description

DESCRIPTION

Offered for sale is this well presented detached family home which occupies a spacious plot with driveway, garage, carport and spacious gardens to the front and rear. Conveniently situated close to local schools, bus routes, amenities and just minutes from junctions 26 and 27 of the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, three bedrooms and modern bathroom. Planning permission has been passed for the erection of single storey side and rear extension - 2019/62/92531/E.

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading into the lounge and a staircase leading to the first floor landing.

LOUNGE

15' 3" x 13' 4" (4.65m x 4.06m)

Featuring a living flame gas fire inset into an ornate fireplace, laminate flooring and an archway leads into the dining room.

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m)

With tiled flooring, a door leading into the kitchen and sliding patio doors lead to the rear garden.

KITCHEN

10' 7" x 7' 4" (3.23m x 2.24m)

Fitted with a range of modern wall and base units with complementary work surfaces, matching splash backs and an inset stainless steel sink with mixer tap. Electric oven and gas hob with a chimney style extractor over, plumbing for a washing machine and space for a fridge freezer. Tiled flooring and inset spotlights to the ceiling.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

15' 3" x 9' 5" (4.65m x 2.87m)

Double room.

BEDROOM TWO

10' 7" x 9' 9" (3.23m x 2.97m)

Double room.

BEDROOM THREE

8' 11" x 6' 9" (2.72m x 2.06m)

Good sized third bedroom.

BATHROOM

Fitted with a three piece modern white suite which comprises of a bath with mixer shower tap, W.C. and wash hand basin inset into a vanity unit. Tiled walls and flooring.



EXTERIOR

Externally the property has a driveway which provides private parking and leads to a carport and detached garage.

The front garden is open plan and has a lawn and mature hedging. The rear has a spacious enclosed garden with a generous lawned area, block paved patio, pebbled areas, a raised decked patio and mature hedging and shrubs.

DIRECTIONS

From our Birkenhead office turn right on Whitehall Road and at the roundabout take the third exit into Bradford Road. Proceed through the village, up the hill and the property can be found on the right hand side.

