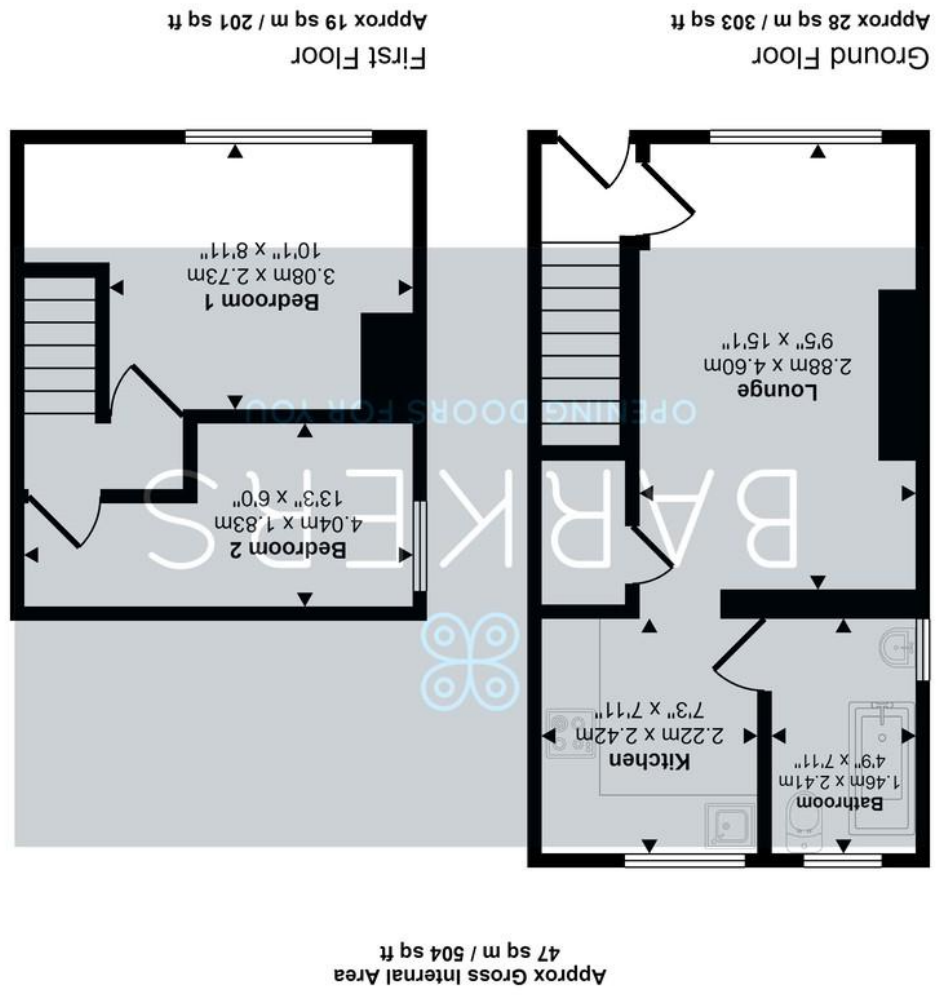


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

84 | B

59 | D



BARKERS
OPENING DOORS FOR YOU



90 Old Lane
Birkenshaw, BD11 2JX
Guide Price £135,000

- BEAUTIFULLY PRESENTED END TOWNHOUSE
- ENTRANCE HALL
- LOUNGE
- KITCHEN
- BATHROOM
- TWO BEDROOMS
- GARDEN



Full Description

DESCRIPTION

Offered for sale is this beautifully presented end townhouse which can be occupied with the minimum of expense and must be viewed to be appreciated. Conveniently situated within walking distance of the local shops, amenities and bus routes in Birkenshaw village centre and just minutes from junctions 26 and 27 of the M62 motorway network. The property benefits from uPVC double glazing, gas central heating and has recently had a new roof. The accommodation briefly comprises: Entrance hall, lounge, kitchen, ground floor bathroom and two bedrooms. Externally there is a paved area to the front and a garden to the side

ENTRANCE HALL

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

LOUNGE

15' 1" x 9' 5" (4.6m x 2.87m)

Laminate flooring, beams to the ceiling and a door leads into the kitchen.

KITCHEN

7' 11" x 7' 3" (2.41m x 2.21m)

Fitted with a range of wall and base units with complementary butchers block work surfaces, tiled splash backs and a Belfast sink. Electric oven and a gas hob, plumbing for a washing machine and a door leads into the ground floor bathroom.

BATHROOM

7' 11" x 4' 9" (2.41m x 1.45m)

Fitted with a modern three piece white suite which comprises of a bath with a mixer shower over and folding screen, W.C and wash basin. Floor tiling, part tiled walls and a chrome heated towel radiator.

FIRST FLOOR LANDING

Doors lead to two bedrooms and the bathroom. Loft access point.

BEDROOM ONE

10' 1" x 8' 11" (3.07m x 2.72m)

Double room with beams to the ceiling.

BEDROOM TWO

13' 3" max x 6' 0" (4.04m x 1.83m)

Feature beams to the ceiling.



EXTERIOR

Externally there is a paved area to the front and a garden to the side.

ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

DIRECTIONS

From our Birkenshaw office proceed up Old Lane and the property can be found on the right hand side visible by our for sale board.

