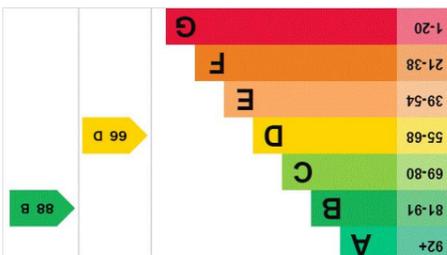
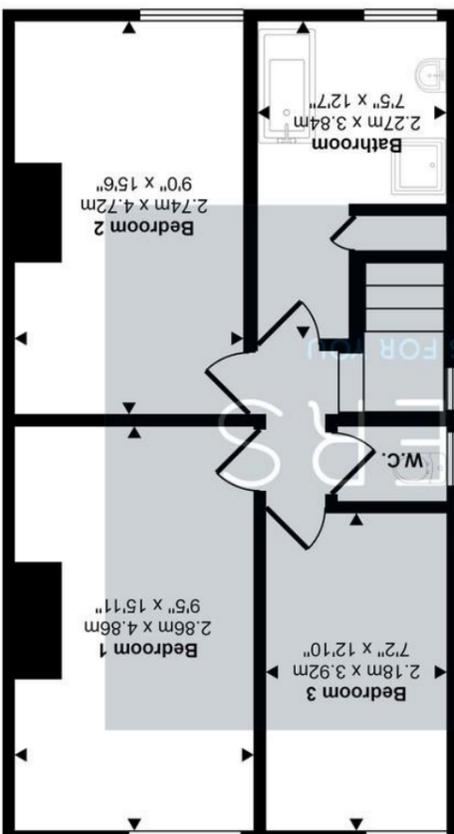


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 50 sq m / 539 sq ft



BARKERS  
OPENING DOORS FOR YOU

18 Mill Carr Hill Road  
Oakenshaw, BD12 7EZ  
Guide Price £160,000

- SPACIOUS END TERRACE
- NO CHAIN
- ENTRANCE HALL, LOUNGE
- DINING KITCHEN, BASEMENT CELLAR
- THREE DOUBLE BEDROOMS
- BATHROOM & SEPARATE W.C.
- LOW MAINTENANCE YARD TO THE FRONT



# Full Description

## DESCRIPTION

Offered for sale with NO CHAIN is this deceptively spacious THREE DOUBLE BEDROOMED through terraced which is in need of updating and was previously two back to back properties.

Situated within a quiet village location with an open aspect onto green space to the front elevation, within walking distance of the local primary school, park and public house. The property is within easy reach of Low Moor Train Station and junction 26 of the m62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement cellar, three double bedrooms, bathroom and separate W.C. Low maintenance yards to the front and rear.

## ENTRANCE HALL

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

## LOUNGE

15' 8" x 12' 3" (4.78m x 3.73m)

Featuring a gas fire with a brick surround. A door leads into the dining kitchen.

## DINING KITCHEN

17' 0" x 15' 11" (5.18m x 4.85m)

Fitted with a range of wall and base units with complementary work surfaces, tiled splash-backs and an inset sink with a mixer tap. Space for a gas cooker and fridge freezer, built-in extractor, and a useful storage pantry with access to the cellar. The kitchen area has tiled flooring whilst the dining/sitting area is carpeted and had a wall mounted gas fire. A door leads to the rear hall.

## REAR HALL

A door leads out to the rear of the property.

## FIRST FLOOR LANDING

Doors lead to three double bedrooms, the house bathroom and separate W.C.

## BEDROOM ONE

15' 11" x 9' 5" (4.85m x 2.87m)

Double room.

## BEDROOM TWO

15' 6" x 9' 0" (4.72m x 2.74m)

Double room.

## BEDROOM THREE

12' 10" x 7' 2" (3.91m x 2.18m)

Double room.



## BATHROOM

12' 7" max x 7' 5" (3.84m x 2.26m)

Fitted with a three piece suite which comprises of a corner bath with a mixer shower tap, wash basin and a shower cubicle. Useful built-in storage cupboard and vinyl flooring.

## SEPARATE W.C.

Featuring a low flush W.C., vinyl flooring and tiled walls.

## EXTERIOR

To the front of the property there is a stone paved yard with a selection of plants and shrubs. There is a further yard to the rear.

## ADDITIONAL INFORMATION

Council tax band -

Tenure - Freehold

