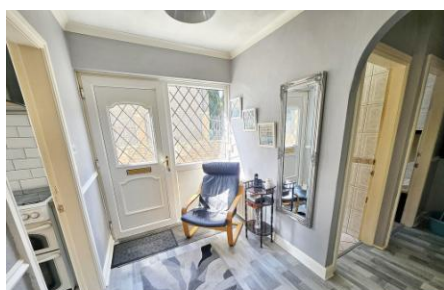


The top photograph shows a wide view of a garden. On the left, there is a stone wall and a paved area. In the center, a lawn leads to a small building with a gabled roof. On the right, there is a green lawn and a stone wall. The bottom photograph shows a close-up of a garden bed. It features a white wall with a window, a large planter box with various plants, and a small table with two chairs. The garden is bordered by a stone wall and a green lawn.



Full Description

This well-presented semi-detached dormer bungalow is located in the highly sought-after village of East Bierley and must be viewed to be fully appreciated. Ideally positioned within easy reach of local amenities, well-regarded schools, and convenient bus routes, the property is also just minutes from junctions 26 and 27 of the M62 motor way network, making it perfect for commuters. Additional benefits include uPVC double glazing and gas central heating, adding to the comfort and efficiency of this attractive home. The accommodation briefly comprises: Entrance hall, modern dining kitchen, lounge, ground floor double bedroom, bathroom and W.C. and two further first floor double bedrooms, shower room and W.C. Externally, the property boasts a generous driveway offering ample private parking. To the rear, there is a lawned garden complemented by a paved patio area, ideal for outdoor dining and relaxing.

ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the dining kitchen, lounge, ground floor bedroom, bathroom and separate W.C. There is a useful built-in storage cupboard and a staircase leads to the first floor landing.

DINING KITCHEN

16' 6" x 8' 2" (5.03m x 2.49m)
Fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and an inset 1.5 bowl sink with a mixer tap and drainer. Space for a gas cooker with a chimney style extractor over, plumbing for a washing machine and space for a fridge/freezer.

LOUNGE

19' 11" x 10' 3" (6.07m x 3.12m)
Generous reception room with a feature fireplace.

BEDROOM THREE

10' 2" x 7' 8" (3.1m x 2.34m)
Double room.

BATHROOM

5' 6" x 4' 11" (1.68m x 1.5m)
Fitted with a two piece suite comprising of a bath and wash basin. Tiled walls and flooring.

W.C.

Fitted with a W.C. and has tiled walls and flooring.

FIRST FLOOR LANDING

Doors lead to two further double bedrooms, shower room and separate W.C.

BEDROOM ONE

13' 2" x 10' 3" (4.01m x 3.12m)
Double room.

BEDROOM TWO

15' 0" x 8' 3" (4.57m x 2.51m)
Double room with access to a study/dressing area which measures 8'5" x 6'3".



SHOWER ROOM

7' 8" max x 4' 4" (2.34m x 1.32m)
Featuring a shower cubicle, tiled flooring and a built-in storage cupboard.

W.C.

Fitted with a W.C. and has tiled walls.

EXTERIOR

Externally, the property boasts a generous driveway offering ample private parking. To the rear, there is a lawned garden complemented by a paved patio area, ideal for outdoor dining and relaxing.

ADDITIONAL INFORMATION

Tenure - Freehold
Council tax band - D

