



Claremont Avenue, Wrose,
Offers In The Region Of £135,000

**** THREE BEDROOMS ** NO ONWARD CHAIN ** EXTENDED DINING KITCHEN ** POPULAR LOCATION ****

Offering family sized accommodation at an affordable price, is this three bedroom semi detached house.

Available with vacant possession and benefits from gas central heating and upvc double glazing.

Entrance porch, lounge, extended dining kitchen, utility room, three first floor bedrooms and shower room.

To the outside there are manageable gardens and parking.



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Entrance Vestibule

With radiator.

Lounge

15'4" x 11'10" (4.67m x 3.61m)

With a living flame gas fire in fireplace surround with marble effect inset & hearth, bay window.

Dining Kitchen

14'9" x 10'1" (4.50m x 3.07m)

Having a range of wall and base units incorporating one and a half bowl sink unit, tiled splashback, plumbing for auto washer, radiator, understairs storage, upvc door to side.

Utility

With fitted base units incorporating stainless steel sink unit, tiled splashback, radiator.

First Floor Landing

Bedroom One

12'6" x 9'3" (3.81m x 2.82m)

With radiator, loft access via pull down ladder.

Bedroom Two

9'4" x 8'6" (2.84m x 2.59m)

With radiator.

Bedroom Three

7' x 5'6" (2.13m x 1.68m)

With radiator.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls, towel radiator.

Exterior

To the outside there are manageable gardens to both front and rear, together with off-road parking.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed for 3/4 mile approx. before taking the left onto Claremont Grove, turn right onto Claremont Ave and the property will shortly be seen displayed via our For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	76
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		48	71

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