

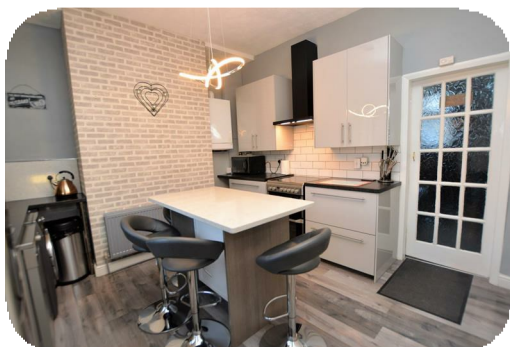


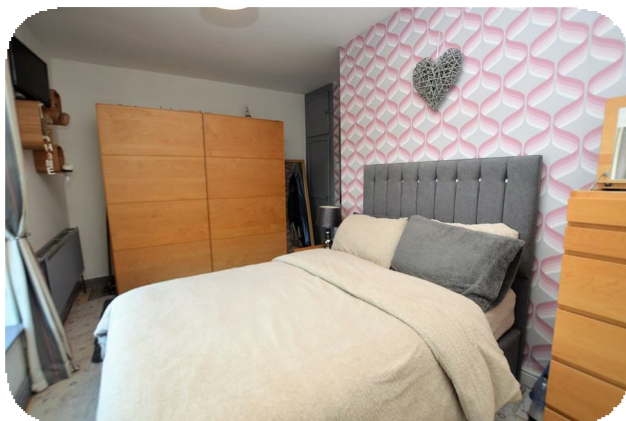
Cleckheaton Road, Oakenshaw

£129,500

**** END TERRACE ** TWO DOUBLE BEDROOMS ** MODERN FITTED KITCHEN & BATHROOM ** GARDEN ** DRIVEWAY **
EXCELLENT TRANSPORT LINKS CLOSE BY ****

SUPERBLY PRESENTED throughout and offering 'READY TO MOVE INTO' accommodation is this recently modernised TWO DOUBLE BEDROOM END TERRACE property. Boasting a MODERN HIGH GLOSS FITTED KITCHEN, HOUSE BATHROOM and MULTI FUEL FIRE the property would appeal to a Young Couple/FTB's. The property is ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools. The accommodation briefly comprises of a lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom. To the outside there is an ENCLOSED GARDEN to the rear with a stocked garden to the front. A DRIVEWAY provides OFF STREET PARKING.





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Lounge

15' x 13'2" (4.57m x 4.01m)

Having a cast iron multi fuel fire, with a feature fireplace surround and a stone hearth, radiator and a double glazed window.

Breakfast Kitchen

11'11" x 11'11" (3.63m x 3.63m)

Having high gloss fitted wall and base units, granite work tops, stainless steel sink unit, tiled splash back, breakfast bar, cooker point, plumbing for an automatic washing machine and dish washer, radiator and a double glazed window.

Cellar

Providing useful storage.

First Floor Landing

With access to the loft via a pull down ladder, radiator and a double glazed window.

Bedroom One

15' 10'6" (4.57m x 3.20m)

Having a storage cupboard, double glazed window and a radiator.

Bedroom Two

11'9" x 9'1" (3.58m x 2.77m)

Having a double glazed window and a radiator.

Bathroom

Fitted with a modern three piece suite comprising low flush Wc, panelled bath with mixer shower over, pedestal hand basin, chrome heated towel rail and tiled walls.



External Details

To the front of the property there is an enclosed garden with mature bushes and shrubs and there is a driveway providing off street parking. To the rear of the property there is an enclosed garden with a lawned area.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	51	57
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman

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