



Norman Lane, Eccleshill,

Offers Over £160,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * MODERN SHOWER ROOM *
* PARKING * GOOD SIZED GARDENS * NO ONWARD CHAIN *

This traditional style three bedroom semi detached house is available with no onward chain and offers fantastic family sized accommodation.

Benefits from both gas central heating and upvc double glazing.

Entrance, lounge, sitting/dining room, fitted kitchen, three first floor bedrooms and a modern shower room.

To the outside there are gardens and parking.



Offering fantastic family sized accommodation, is this this traditional style three bedroom semi detached house.

Available with NO ONWARD CHAIN.

The accommodation benefits from both gas central heating, upvc double glazing and briefly comprises entrance, lounge, sitting/dining room, fitted kitchen, three first floor bedrooms and a modern shower room.

To the outside there are gardens and parking.

Entrance Hall

Lounge

14' x 12'10" (4.27m x 3.91m)

With gas fire.

Kitchen

12'10" x 5' (3.91m x 1.52m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker.

Sitting/Dining Room

12'11" x 11'10" (3.94m x 3.61m)

Having a coal effect gas fire, radiator.

First Floor Landing

With radiator.

Bedroom One

14'2" x 12'9" (4.32m x 3.89m)

With built in wardrobes and radiator.

Bedroom Two

8'11" x 9'7" (2.72m x 2.92m)

With radiator.

Bedroom Three

11'5" x 8'1" (3.48m x 2.46m)

With radiator.

Shower Room

Modern three piece suite comprising shower, low suite wc, vanity sink unit.

Exterior

To the outside there are gardens to both front and rear, together with a driveway to the side.

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 and proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the left onto Norman Lane and the property will shortly be seen displayed via our For Sale board.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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