



5 Harlech Close, Shipley View, DE7 9JD

£158,500

RENSHAW ESTATES are Thrilled to offer this WELL PRESENTED TWO BEDROOM SEMI DETACHED
* Highly Sought After Location * BACKING ON TO NUTBROOK TRAIL * Enclosed Garden * OFF ROAD
PARKING * Combi Boiler * QUIET CUL-DE-SAC * Video Tour Available *



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ENTRANCE PORCH

UPVC double glazed door and window.

LOUNGE 4.3M 3.9M (14'1" 12'10")

UPVC double glazed window, radiator, feature fireplace with electric fire.

DINING KITCHEN 3.8M X 2.8M (12'6" X 9'2")

UPVC double glazed French Doors and windows, radiator, wall and base units with roll edge worktops, tiled splash backs, 1 ½ drainer sink, gas hob, electric oven, stainless extractor hood, tiled floor, combination boiler.

LANDING

Access to loft via pull down ladders.

BEDROOM 3.9M max X 3M (12'10" max X 9'10")

UPVC double glazed window, radiator, storage cupboard.

BEDROOM 3.9M X 2M (12'10" X 6'7")

UPVC double glazed window, radiator, open views to rear.

BATHROOM 2M x 2M (6'7" x 6'7")

UPVC double glazed window, chrome heated towel rail, panelled bath with shower over, pedestal wash basin, close coupled W.C., part tiled walls.

OUTSIDE

Front: Slabbed driveway and garden laid to lawn.

Rear: Enclosed garden backing on to Nutbrook Trail, laid to lawn with slabbed patio and timber shed.

EPC RATING

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

B

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

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