

£235,000  
Freehold



**THOMAS CONNOLLY**

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## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three bedroom terraced family home situated in Bradville, offering numerous amenities including schools / shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner, Bedroom three and a sitting room, First floor accommodation offers; two bedrooms and a family bathroom. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking for one vehicles leading to a single garage. The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

## Room Descriptions

### ENTRANCE HALL

#### CLOAKROOM

#### KITCHEN DINER

8' 9" x 11' 9" (2.67m x 3.58m)

#### BEDROOM THREE

11' 9" x 7' 6" (3.58m x 2.29m)

#### LIVING DINING ROOM

22' 3" x 12' 0" (6.78m x 3.66m)

### FIRST FLOOR

#### BEDROOM ONE

11' 9" x 8' 10" (3.58m x 2.69m)

#### BEDROOM TWO

11' 10" x 7' 7" (3.61m x 2.31m)

#### BATHROOM

### FRONT AND REAR GARDENS

### SINGLE GARAGE WITH PARKING

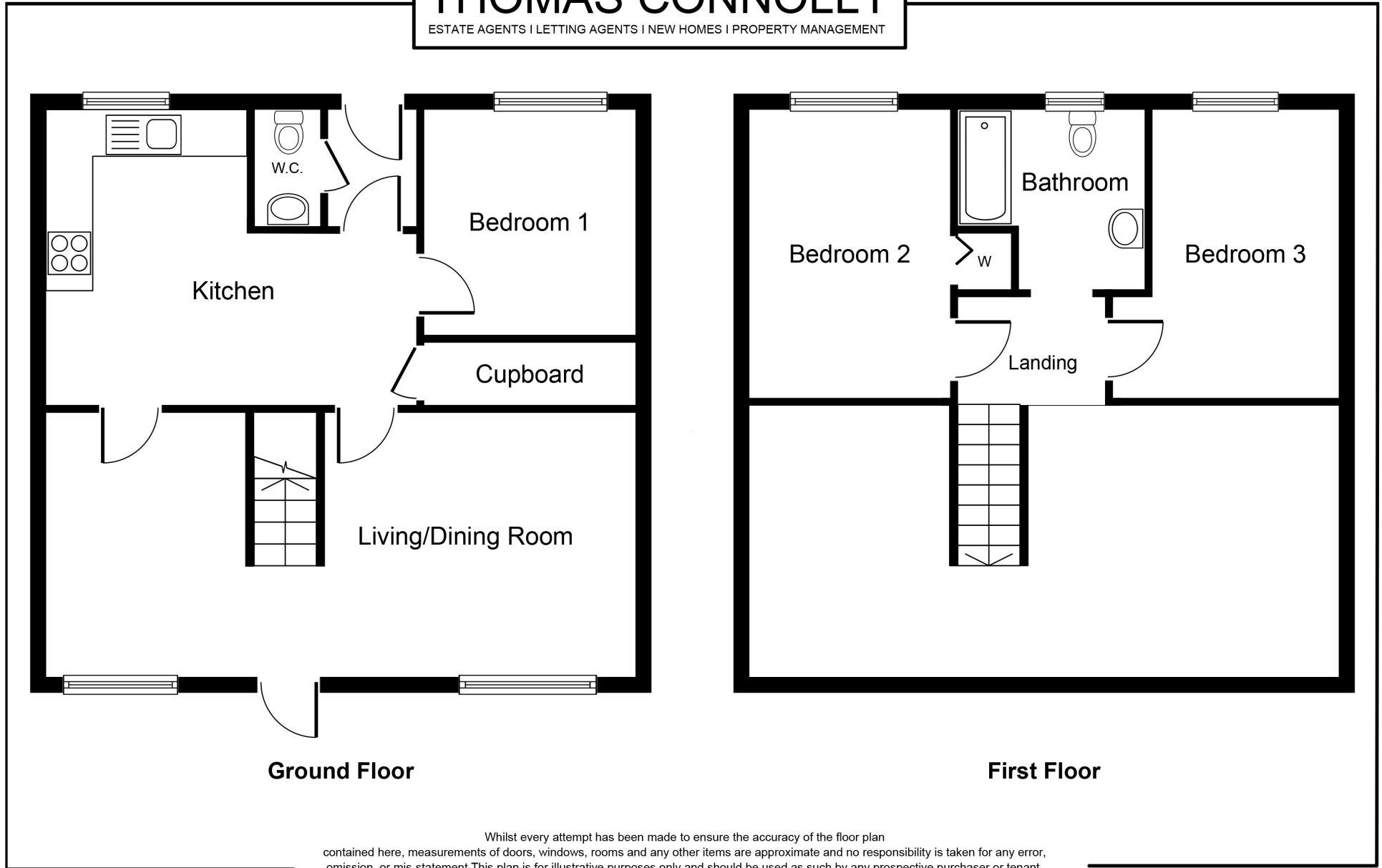
#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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