



**£230,000**

\*FOUR DOUBLE BEDROOMS\* \*STONE BUILT CHARACTER TERRACE\* \*FANTASTIC ORIGINAL FEATURES\* \*GARAGE\* \*GARDENS\* \*UTILITY ROOM\*  
\*FAMILY HOME\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer for sale this FOUR BEDROOM mid-terrace property. Located in a popular residential area, close to a variety of amenities in Eccleshill Village and Bolton Outlanes, whilst being well positioned for excellent local primary and secondary schools. Ideal for growing families. Boasting an abundance of character, this rare to market property offers fantastic high ceilings, bay window, decorative cornices, basement storage, stone garden store, utility room, four true double bedrooms, gardens, garage and shared driveway to the rear.

The property comprises briefly: Entrance, spacious Lounge with bay window, spacious Kitchen-Diner with breakfast bar and a range of base & wall units, useful Utility space, W/C and Basement storage. Upstairs are two true double bedrooms, both with basins, large family bathroom along with further two double bedrooms on the second floor. Externally are gardens front & rear with stone garden store, along with shared driveway parking and garage to the rear.

Ask us about....



## Acre Avenue, BD2

Approximate Gross Internal Area = 182.5 sq m / 1964 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050305)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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			
EU Directive 2002/91/EC		81	38
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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