



Boothroyd Drive, Thackley,

Asking Price
£160,000

STUNNING THROUGHOUT
UPVC DG CONSERVATORY
UPVC DG SASH WINDOWS
MUST BE VIEWED TO APPRECIATE

DREAM HOME FOR FTB'S
FRONT GARDEN
2 PARKING SPACES ON DRIVE

STUNNING * STUNNING * STUNNING * MUST BE VIEWED TO APPRECIATE * 2 BEDROOM STONE TERRACE COTTAGE PROPERTY * GCH & CONDENSING BOILER * SASH UPVC DG WINDOWS * ALARM * 2 PARKING SPACES ON THE DRIVE * UPVC DG CONSERVATORY * FRONT GARDEN * SUPERB BATHROOM * ALL ROUND WALK IN DREAM FTB'S HOME *

Upvc dg Conservatory: 4.67m x 2.94m (15'3 x 9'7). Laminate floor, French doors, power points, ch radiators.



Lounge: 4.05m x 4.03m (13'3 x 13'2). Internal door, Upvc dg sash windows with fitted blinds, coving, ceiling rose, multi-fuel 5kw matt black stove, set on a stone hearth with recessed brick exposed inglenook fireplace, rustic oak beam lintel, double ch radiator.

Kitchen Dining Room: 5.03m x 2.22m (16'6 x 7'3). Excellent range of wall & base units in real oak, work tops with white brick tiling above, stainless steel power points and sockets, stainless steel extractor over a 4 ring gas hob and built in electric oven, all by Neff in stainless steel, mullion style Upvc dg sash windows with fitted blinds to rear, granite effect 1.5 sink with chrome mixer tap, plumbed for an auto-washer, integrated fridge freezer, inset ceiling lights, alarm panel, rear security composite door, rear Upvc dg sash window with fitted blind, ceramic tiled floor, contemporary vertical ch radiator, under stairs storage cupboard with Sabre condensing boiler.



Landing & Stairs: Base of the stairs, ch radiator, alarm panel, landing has a ch radiator.



Bedroom 1: 4.08m x 3.84m (13'4 x 12'7). Upvc dg sash window to front, fitted blind, ch radiator, walk in cupboard storage, built in cupboard and drawer storage.



Bedroom 2: 2.52m x 2.40m (8'3 x 7'10). Upvc dg sash window to rear, fitted blind, ch radiator, access into the roof space.

Bathroom: 2.42m x 1.56m (7'11 x 5'1). Three piece suite in white, BC Sanitan of London chrome mixer tap, contemporary shower screen, thermostatically controlled Edwardian style shower chrome unit, part tiled, extractor, wood floor in walnut effect, Upvc dg frosted sash window with fitted blind, inset chrome ceiling lights.

Externally: To the front is a decked area, lawned garden, shed. To the rear is drive parking for 2 cars.

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