



34 Low Ash Grove, Wrose, BD18 1JL

MATURE SEMI DETACHED – benefiting from SIGNIFICANT IMPROVEMENTS over recent years – our vendors have spent a great deal of time, money and effort here so you don't have to! currently providing THREE BEDROOM accommodation. This popular style of property is further enhanced by an attached garage, a good size kitchen diner and a good size rear garden. Forming part of this understandably sought after area of Wrose, handy for many local amenities and within walking distance of Low Ash Primary. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £215,000

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ENTRANCE HALL Tiled floor

LOUNGE 13'8" x 12'8" (4.17m x 3.86m)

DINING AREA 9'5" x 6'3" (2.87m x 1.9m)

Access to garage

KITCHEN 16'1" x 8'9" (4.9m x 2.67m)

Selection of wall and base units, worktops and sink unit, breakfast bar, separate hob and extractor. Integrated dishwasher and fridge. Open to dining area.

BEDROOM ONE 11'5" x 9'7" (3.48m x 2.92m)

BEDROOM TWO 9'2" x 8'8" (2.8m x 2.64m)

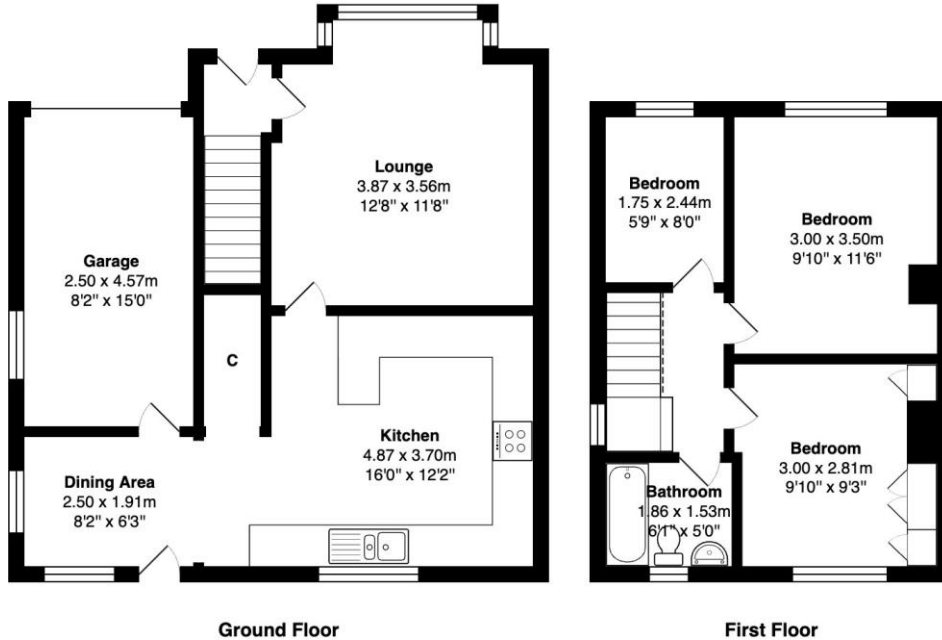
BEDROOM THREE 8' (2.44) x 5'7" (1.7) both max

BATHROOM Three piece white suite with over bath shower and screen

OUTSIDE Drive to attached garage

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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