



£85,000

TWO BEDROOMS *CHARACTER COTTAGE* *QUIET BACKWATER LOCATION* *CLOSE TO LOCAL AMENITIES* *IDEAL FOR FIRST TIME BUYERS & INVESTORS*

Townend Estate Agents offer for sale this charming terraced house, presenting an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, it offers ample space for comfortable living. Set on a quiet backwater, residents can enjoy a peaceful atmosphere while still being within easy reach of the vibrant amenities that Idle and Five Lane Ends have to offer. From local shops to delightful eateries, everything you need is just a stone's throw away.

This delightful property combines the best of both worlds: a serene living environment and proximity to essential services. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terraced house is sure to meet your needs. Don't miss the chance to view this lovely home in a sought-after location.

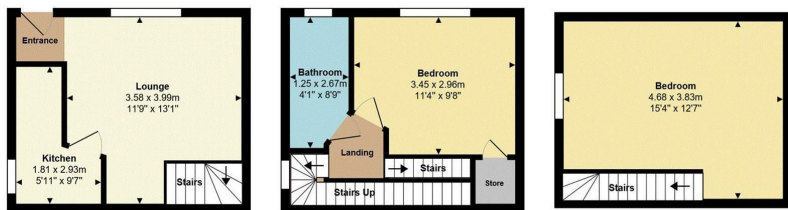
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 19.2 m² ... 207 ft²

First Floor
Approx. Area: 19.2 m² ... 207 ft²

Second Floor
Approx. Area: 18.1 m² ... 195 ft²

Approx. Total Area: 56.5 m² ... 608 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 OF 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		