



£195,000

THREE BEDROOMS *QUIET CUL-DE-SAC LOCATION* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
GARDEN *POTENTIAL TO CREATE ADDITIONAL DRIVEWAY PARKING*

Nestled on the quiet cul-de-sac of Grove House Crescent, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

The house features a well-maintained bathroom, ensuring convenience for all family members. Outside you will find delightful gardens that provide a lovely setting for outdoor activities and family gatherings. The property is situated in a quiet cul-de-sac, offering a peaceful environment that is ideal for children to play and for families to enjoy a tranquil lifestyle. There is the potential to create additional parking at the front, enhancing the practicality of this family home.

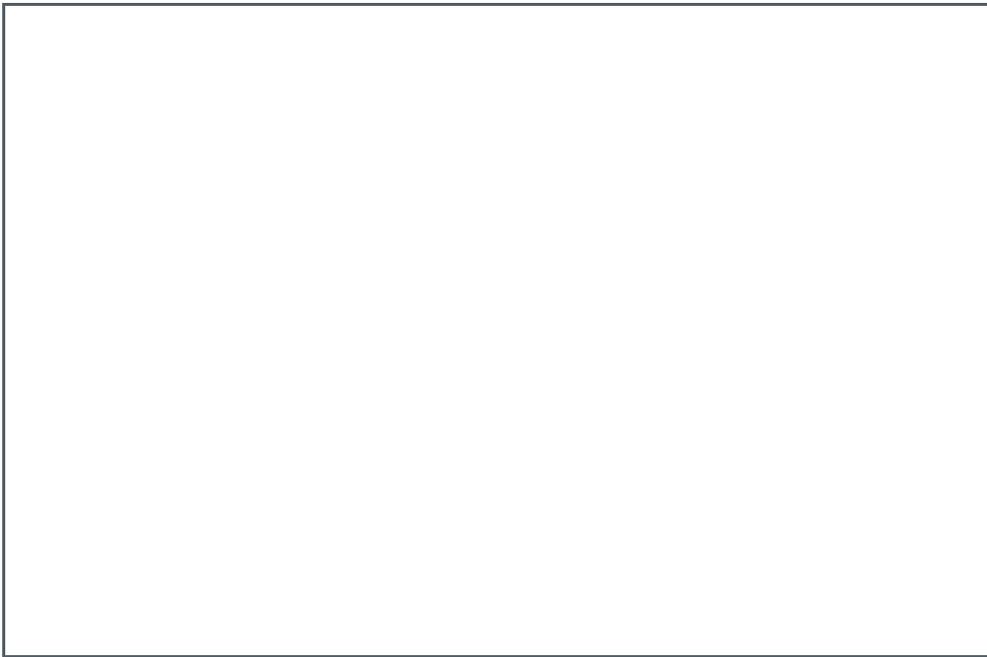
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		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		
Not energy efficient - higher running costs	(1-20) G		
EU Directive 2002/91/EC			

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