



**By Auction £150,000**

**\*BY AUCTION\* \*NO CHAIN\* \*FOUR DOUBLE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*POPULAR LOCATION\* \*IDEAL FOR FAMILIES\* \*MODERN KITCHEN & BATHROOM\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*WELL PRESENTED\* \*PARKING & GARDEN TO REAR\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £150,000

Townend Estate Agents offer for sale this charming terraced house, presenting an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home features a contemporary kitchen, equipped with modern amenities that make cooking a delight. The stylish bathroom complements the overall appeal, providing a serene space for unwinding after a long day. Situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The absence of a chain ensures a smooth transition for prospective buyers, as the property is being sold by modern auction.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

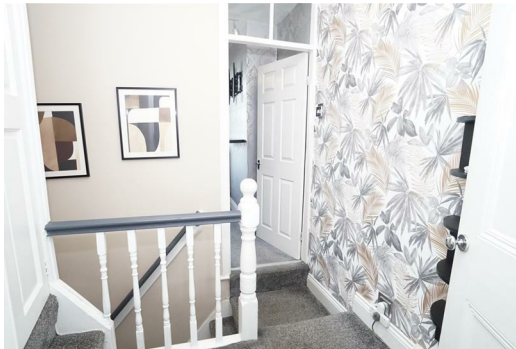
Ask us about...

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	73	A	A

EU Directive 2002/91/EC