



**£175,000**

\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*DRIVEWAY PARKING\* \*GARDEN\* \*FAMILY HOME\* \*POPULAR LOCATION\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £175,000

Townend Estate Agents offer for sale this charming semi-detached house located on Pullan Drive. This delightful family home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house is complemented by a well-maintained garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, there is convenient driveway parking, ensuring ease of access. Situated close to local amenities, this property offers the perfect blend of comfort and convenience. You will find shops, schools, and parks within easy reach, making it an excellent location for family living. This property is being sold by auction and comes with no chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to view this lovely property and envision your future here.

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

Ask us about....

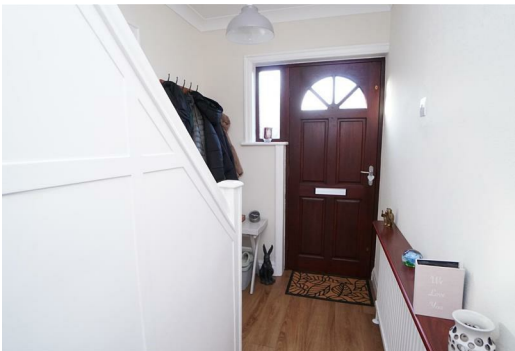
**AUCTION**

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