



**£95,000**

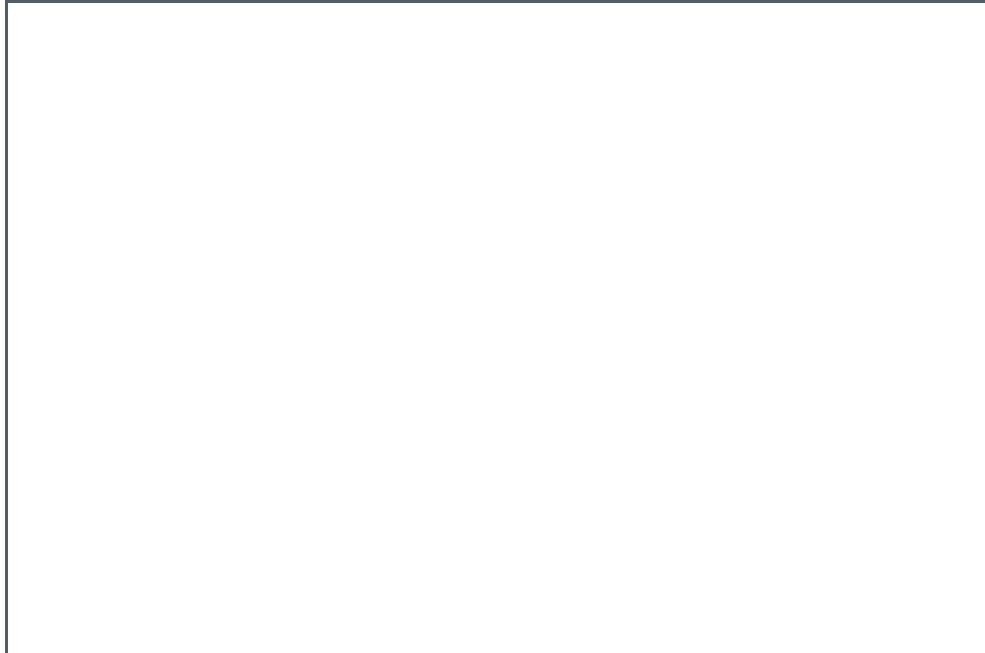
**\*ONE BEDROOM\* \*AVAILABLE WITH A SITTING TENANT OR VACANT POSSESSION\* \*IDEAL FOR LANDLORDS & FIRST TIME BUYERS\* \*POPULAR HIGH STREET LOCATION\* \*CLOSE TO LOCAL AMENITIES\***

Available to landlords/investors with a sitting tenant paying £325pcm, or for first time buyers looking to take their first steps on the ladder.

Townend Estate Agents offer for sale this one bedroom cottage. Located on a popular residential area close to all the amenities of Idle. Ideal for investors. Benefiting from UPVC and gas central heating. The property comprises briefly: Entrance, Lounge, Kitchen, ground floor bathroom and first floor bedroom.

Ask us about....





6



7

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

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