



**£435,000**

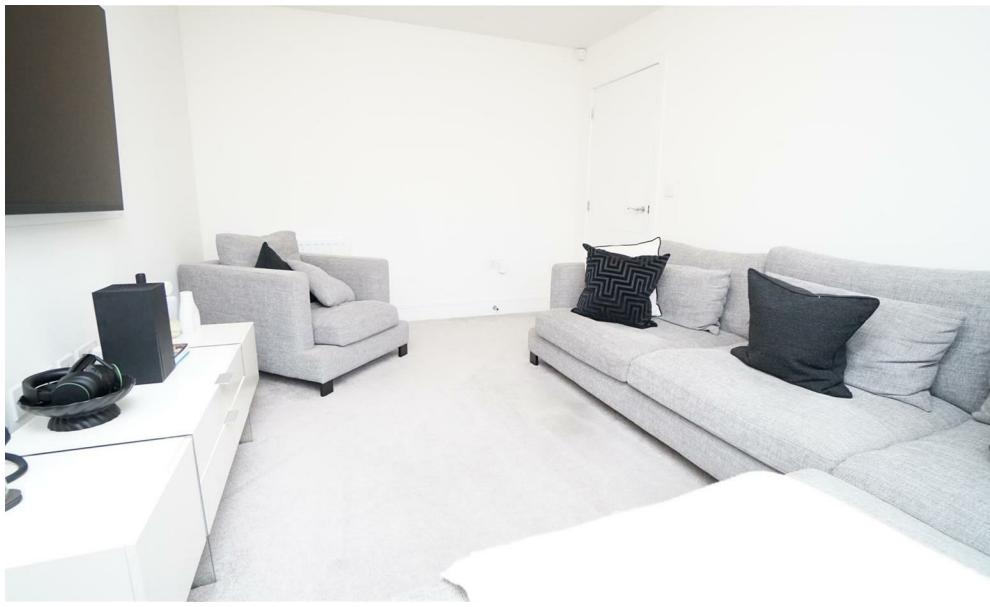
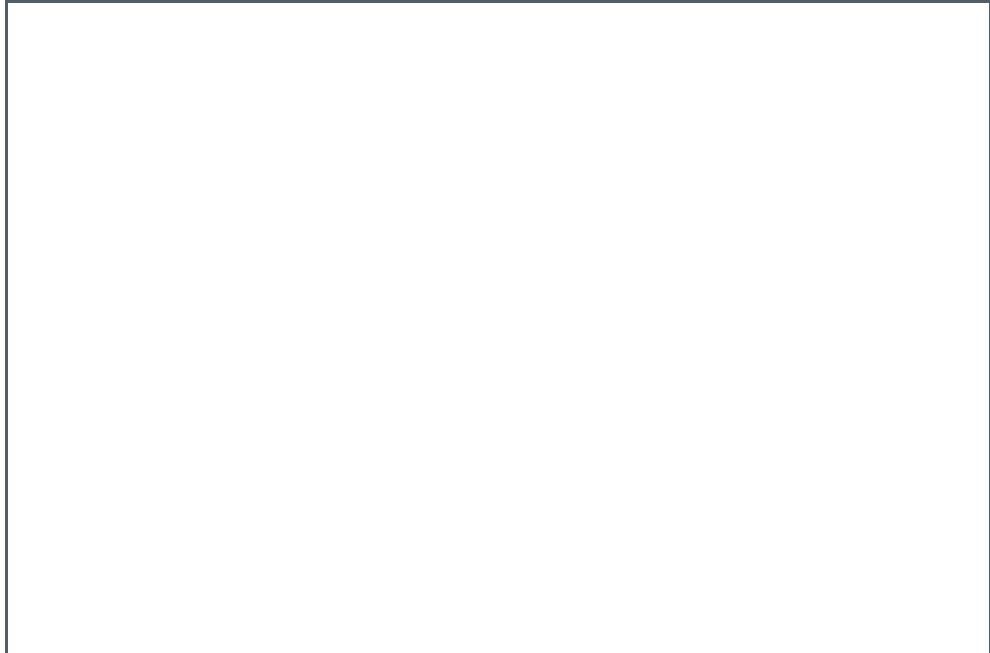
**\*FOUR DOUBLE BEDROOM DETACHED\* \*FANTASTICALLY PRESENTED\* \*PERFECT FAMILY HOME\* \*BI-FOLDING DOORS\* \*GARDENS & PARKING\*  
\*POPULAR LOCATION\* \*IDEALLY PLACED FOR LOCAL SCHOOLS & AMENITIES\* \*GARAGE\***

Townend Estate Agents offer for sale this superior FOUR BEDROOM detached property. Located in a most enviable part of Idle, just a stone's throw from Idle Moor, it's open green space ideal for kids and dog walking. Perfectly placed for a range of local amenities in Idle & Thackley, including bars, restaurants, daily shops and thriving independent businesses. Being a short drive from Apperley Bridge, with it's train station, marina, river & canal side walks as well as being within walking distance of highly regarded local schools, this property is the perfect family home! Being presented to the highest standard throughout, this property provides 'walk in' accommodation for the discerning viewer. With modern open plan kitchen-day room at the rear, featuring x3 bi-folding doors, providing stylish contemporary living, four true double bedrooms, utility room, driveway parking, spacious enclosed garden, gas central heating and UPVC double glazing this isn't one to be missed!

The property comprises briefly: Entrance hall, Lounge, Kitchen-Day Room featuring 4x bi-fold doors and range of built in appliances, Cloaks W/C. Upstairs are FOUR double bedrooms, the master with en-suite, separate modern family bathroom. Externally to the rear is a spacious enclosed garden with both lawn and patio areas. Driveway parking for two vehicles and garage to the front.

Ask us about....





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)		94	
(81-91)	A		
(69-80)	B		
(55-68)	C		
(29-54)	D		
(21-38)	E		
(11-20)	F		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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England & Wales			

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.

Townend Estate Agents

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SALES • LETTING

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