



£190,000

\* NO CHAIN \* THREE BEDROOMS \* 2 BATHROOM \* QUIET CUL-DE-SAC \* PRIVATE PARKING \* LARGE GARDEN TO REAR \*  
Welcome to this charming townhouse located on the modern estate of Tunwell Close.

Upon entering, you are greeted by a spacious entrance hall leading to a cosy lounge, perfect for relaxing after a long day. The dining-kitchen area offers a wonderful space for entertaining guests or enjoying family meals.

This delightful property boasts three well-appointed bedrooms, providing ample space for a growing family or for those in need of a home office. The bathroom is conveniently located to serve all bedrooms.

Outside, you will find well-maintained gardens to the rear, ideal for enjoying a morning coffee or hosting summer barbecues. Additionally, the property offers off-road parking at the front, ensuring convenience for you and your guests.

With its convenient location and charming features, this townhouse on Tunwell Close is the perfect place to call home. Don't miss out on the opportunity to make this property your own and enjoy the best of what Eccleshill has to offer.

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>		<b>90</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		