



£249,900

FOUR BEDROOMS* *FLEXIBLE LIVING ACCOMMODATION* *POTENTIAL TO CREATE ADDITIONAL LIVING SPACE/BEDROOMS* *FAMILY HOME* *QUIET CUL-DE-SAC LOCATION* *LOOKING ONTO THE PARK* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *MODERN KITCHEN & BATHROOMS* *GARDEN & DRIVEWAY PARKING

Townend Estate Agents offer for sale this charming modern townhouse, presenting an exceptional opportunity for families seeking a spacious and flexible living environment. Located on the ever popular cul-de-sac of Myers Close, close to all the amenities of Idle Village and just a short drive from Apperley Bridge. Boasting four well-proportioned bedrooms and four bathrooms, this property is designed to accommodate the needs of a growing family with ease. One of the standout features of this townhouse is the potential to convert the garage into an additional bedroom or living area (subject to consents) providing even more space for your family to thrive. The discerning viewer will also note the flexible ground floor living accommodation, the layout offers a versatile living space, allowing for various configurations to suit your lifestyle. The property also features a useful utility room, adding to the practicality of daily living. The property benefits from driveway parking and fantastic gardens. As you step outside, you will be greeted by lovely views over the park to the rear, creating a serene backdrop for your home. This tranquil setting is ideal for children to play and for families to enjoy outdoor activities.

In summary, this townhouse on Myers Close is a fantastic choice for those looking for a spacious, adaptable home in a family-friendly neighbourhood. With its ample bedrooms, bathrooms, and the potential for further development, this property is sure to meet the needs of modern family living. Don't miss the chance to make this wonderful house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Myers Close, BD10

Approximate Gross Internal Area (including External Cupboard) = 124.6 sq m / 1341 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 139.3 sq m / 1499 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		