



£175,000

\*NO CHAIN\* \*TWO BEDROOMS\* \*IMMACULATELY PRESENTED\* \*HUGELY IMPROVED BY THE CURRENT OWNERS\* \*QUIET BACKWATER LOCATION\*  
\*CHARACTER COTTAGE\* \*USEFUL CELLAR\* \*DESIGNATED PARKING\*

Nestled in the charming Rawson Square of Idle, this delightful terraced cottage exudes character and warmth. With two bedrooms and a thoughtfully designed bathroom, this property is perfect for those seeking a comfortable and inviting home. The current owner has made significant improvements, ensuring that the cottage is immaculately presented and ready for you to move in without delay. Benefitting from new kitchen, bathroom, decor, re-wire, alarm, new radiators and rear guttering.

As you step inside, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The tasteful decor and attention to detail create a sense of elegance and style throughout. The quiet backwater location offers a peaceful retreat from the hustle and bustle of everyday life, making it an ideal spot for relaxation, with the added benefit for designated parking. This property is offered with no chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, a small family, or looking to downsize, this fantastic character cottage is sure to meet your needs. With its blend of modern improvements and traditional charm, it presents a unique opportunity to own a lovely home in a desirable area. Don't miss the chance to make this enchanting cottage your own.

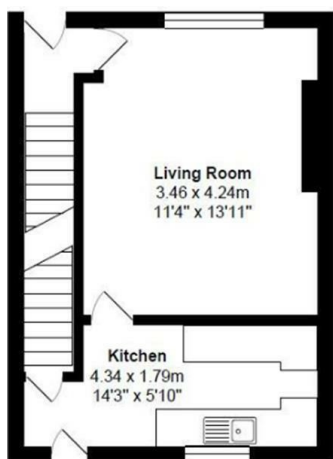
Ask us about....

AUCTION

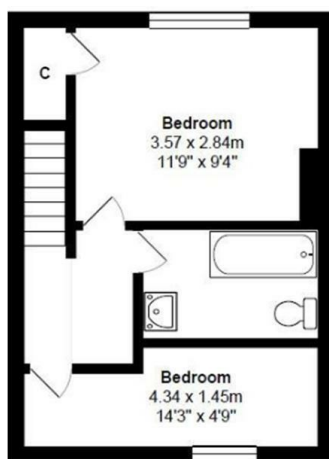
CONVEYANCING

MORTGAGES

SURVEYS



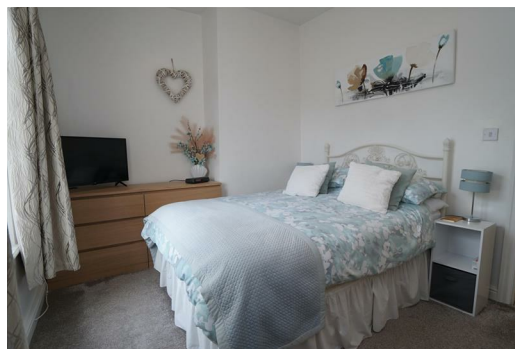
Ground Floor



First Floor

Total Area: 53.8 m<sup>2</sup> ... 579 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	