



£320,000

**\*THREE DOUBLE BEDROOMS\* \*EXTENDED SEMI\* \*TWO RECEPTION ROOMS/BAR ROOM\* \*LARGE REAR GARDEN\* \*AMPLE PARKING\* \*WELL PRESENTED\* \*FAMILY HOME\* \*MASTER EN-SUITE\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\***

Townend Estate Agents offer for sale this immaculately presented extended semi-detached house, located on the desirable Lilythorne Avenue, Idle. This charming property boasts three double bedrooms, making it an ideal family home. The master bedroom features a modern en-suite bathroom, two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property is complemented by a modern family bathroom, ensuring convenience for all residents and visitors. Outside, you will find a large rear garden that features both a lush lawn and a patio area, ideal for summer gatherings, barbecues, or simply enjoying the outdoors. Parking is a breeze with space for two vehicles, making this home not only stylish but also practical. This semi-detached house is a wonderful opportunity for those seeking a comfortable and spacious living environment in a sought-after location. Don't miss the chance to make this lovely property your new home.

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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC