



£259,950

THREE BEDROOMS *OPEN PLAN KITCHEN-DINER* *CONSERVATORY* *FANTASTIC LOCATION* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *WELL PRESENTED* *STUNNING REAR GARDEN* *PARKING*

Townend Estate Agents offer for sale this well-presented semi-detached family home. Offering a delightful blend of comfort and convenience. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families seeking a welcoming environment. The heart of the home is undoubtedly the open-plan kitchen-diner, which flows seamlessly into a bright conservatory, creating an ideal space for family gatherings and entertaining guests. The generous reception room provides additional living space, ensuring that everyone can enjoy their own area to relax. Outside, the fantastic garden is a true highlight, offering a private oasis for children to play and adults to unwind. The property also boasts parking for two vehicles, a valuable feature in this sought-after location. Situated close to local schools and amenities in both Idle and Thackley, this home is perfect for families looking to settle in a vibrant community. Additionally, with Apperley Bridge station just a ten-minute drive away, commuting to nearby cities is both easy and convenient.

With its appealing features and prime location, it presents an excellent opportunity for those looking to establish their family home in Idle/Thackley.

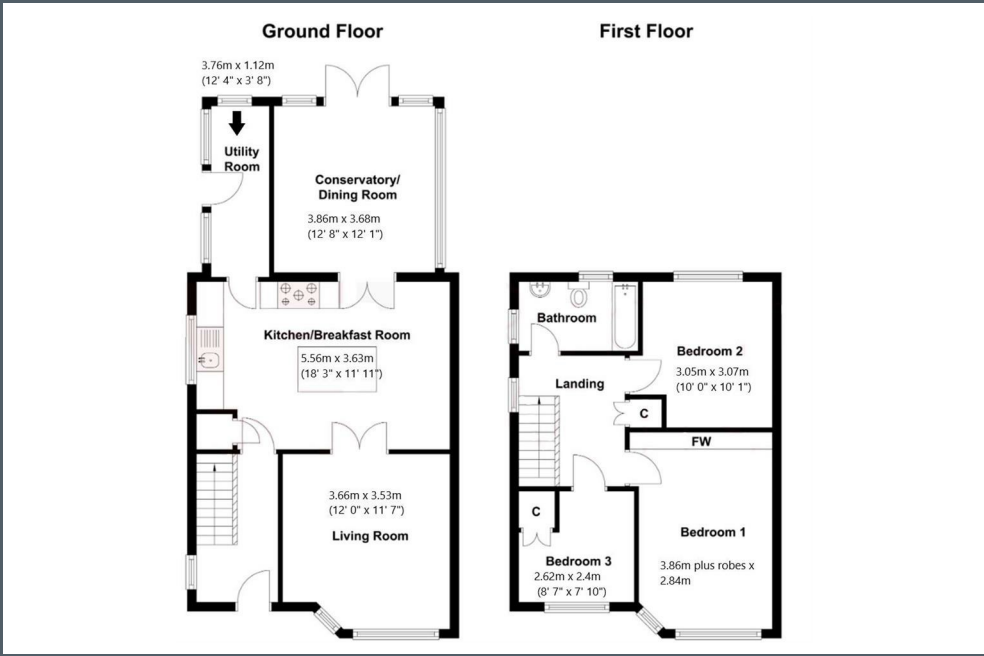
Ask us about....

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 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		84	(81-91) B		
(69-80) C		70	(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		