



£320,000

***THREE BEDROOM* *TWO RECEPTION ROOMS* *NO CHAIN* *QUIET CUL-DE-SAC* *AMPLE DRIVEWAY PARKING* *GARAGE* *SPACIOUS GARDEN*
MASTER EN-SUITE *CLOSE TO LOCAL AMENITIES* *FAMILY HOME***

Townend Estate Agents offer for sale this three bedroom detached property nestled in a tranquil cul-de-sac of Near Crook, Thackley. This delightful house presents an ideal family home. With three well-proportioned bedrooms, including two convenient shower rooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are greeted by two inviting reception rooms and a modern kitchen, perfect for both relaxation and entertaining guests. The spacious garden offers a wonderful outdoor space for children to play or for hosting summer gatherings, providing a serene escape from the hustle and bustle of daily life. The property boasts ample parking for up to four vehicles, ensuring that you and your guests will never be short of space. The quiet location enhances the appeal, making it a perfect retreat for families seeking a peaceful environment while still being within easy reach of local amenities. This charming home combines comfort, space, and convenience, making it a must-see for those looking to settle in a welcoming community. Don't miss the opportunity to make this lovely house 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 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		83	(81-91) B		
(69-80) C	66		(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		