



£135,000

THREE BEDROOMS* *WELL PRESENTED* *MODERN KITCHEN & BATHROOM* *LANDSCAPED REAR GARDEN* *POPULAR LOCATION* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *USEFUL BASEMENT ROOM

Nestled on Wharncliffe Drive this charming terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts three well-proportioned bedrooms, including a fantastic master bedroom that features a stylish glass balustrade, adding a touch of modern elegance to the space.

The ground floor comprises a welcoming reception room, perfect for relaxation or entertaining guests. The modern kitchen is designed with functionality in mind, offering a contemporary space for culinary pursuits. The bathroom has also been updated to meet modern standards, ensuring comfort and convenience for all residents.

One of the standout features of this property is the useful basement rooms, which provide additional space that can be tailored to your needs, whether as a home office, storage area, or a playroom for children.

The landscaped rear garden is a delightful outdoor retreat, ideal for enjoying sunny days or hosting gatherings with family and friends. This outdoor space enhances the overall appeal of the property, making it a perfect spot for relaxation.

With its blend of modern amenities and charming features, this terraced house on Wharncliffe Drive is a wonderful choice for those looking to establish their home in a vibrant community. Don't miss the chance to make this property your own.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		