



**£170,000**

**\*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*NO CHAIN\* \*RENOVATED THROUGHOUT\* \*MODERN KITCHEN & BATHROOMS\* \*SPACIOUS GARDEN\* \*GARAGE & DRIVEWAY PARKING\* \*IDEAL FOR FIRST TIME BUYERS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

Townend Estate Agents offer for sale this beautifully renovated semi-detached house. Presenting an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. These light-filled areas create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The modern kitchen and bathroom have been thoughtfully designed to meet contemporary standards, ensuring convenience and comfort.

The property is set within generous gardens, providing a delightful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, the ample parking facilities, accommodating multiple vehicles, along with a garage, add to the practicality of this lovely home. This residence is not only a haven of comfort but also a fantastic investment for those looking to step onto the property ladder. With its ideal location and thoughtful renovations, this semi-detached house on Ravenscliffe Avenue is a must-see for anyone seeking a blend of modern living and traditional charm.

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 |                         |           | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |