



£205,000

***THREE BEDROOMS* *DETACHED TRUE BUNGALOW* *RECENT RENOVATIONS* *POPULAR LOCATION* *IDEAL FOR RETIREES* *CLOSE TO LOCAL AMENITIES*
GENEROUS PLOT SIZE *GARDENS* *GARAGE & DRIVEWAY PARKING***

Townend Estate Agents offer for sale this charming true bungalow that is sure to captivate your heart! This detached property boasts not only a generous plot size but also a prime location that is ideal for retirees seeking peace and tranquillity. As you step inside, you'll be greeted by a cosy reception room perfect for relaxing and entertaining guests.

With three bedrooms, there's ample space for family, friends, or even a home office. The property also features a well-appointed bathroom, ensuring convenience for all residents. Having recently undergone renovations, this property boasts a new roof, new boiler, new windows and new composite door. One of the standout features of this bungalow is the abundance of outdoor space it offers. Additionally, the property comes with a garage and parking for up to three vehicles, making it convenient for those with multiple cars or guests.

Situated close all the amenities of Eccleshill Village and Five Lane Ends you'll have easy access to shops and other conveniences, enhancing the quality of your daily life.

Whether you're looking to retire in comfort or simply seeking a peaceful abode, this property ticks all the boxes.

The property comprises briefly: Entrance porch, Lounge, Kitchen-Diner, three bedrooms and modern house bathroom. Externally are wrap around gardens, garage and ample parking.

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		