



£140,000

\*THREE BEDROOMS\* \*NO CHAIN\* \*STONE BUILT TERRACE\* \*ENCLOSED GARDEN\* \*FAMILY HOME\* \*POPULAR LOCATION\*  
\*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer for sale this charming stone-built terraced house, offered with no onward chain! This lovely property boasts 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom, making it perfect for families looking for a comfortable and inviting home.

Situated in a desirable location, this house features an enclosed garden, providing a private outdoor space where you can relax and unwind. The property's proximity to the amenities of Eccleshill Village and Five Lane Ends ensures that you have everything you need right at your doorstep. With excellent local schools nearby, this property is perfect for families.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner, three bedrooms and the house bathroom. Externally to the rear is an enclosed garden.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



**Ground Floor** Approx. Area: 38.5 m<sup>2</sup> ... 414 ft<sup>2</sup>  
**First Floor** Approx. Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>

Approx. Total Area: 75.6 m<sup>2</sup> ... 813 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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                    |           |
|---|-----------|
| Current                                     | Potential |
| 87  | 87        |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| A   | A         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |