



Offers In The Region Of £155,000

***NO CHAIN* *THREE BEDROOMS* *IDEAL FOR FIRST TIME BUYERS* *MODERN KITCHEN & BATHROOM* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
GARDEN *WELL PRESENTED* *POPULAR LOCATION***

Townend Estate Agents offer for sale this delightful mid-terrace house, presenting an excellent opportunity for first-time buyers seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those wishing to accommodate guests. Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining friends and family. The modern shower room has been thoughtfully designed, offering a stylish and functional area for your daily routines. One of the standout features of this property is its convenient location. It is situated close to Apperley Bridge train station, making commuting to nearby cities a breeze. Additionally, the nearby marina offers a picturesque setting for leisurely walks and outdoor activities, enhancing the overall appeal of the area. To the rear of the house, you will discover a quaint yard, ideal for enjoying the fresh air or creating a small garden oasis. This outdoor space provides a wonderful opportunity for al fresco dining or simply unwinding after a long day. This property is a fantastic choice for those looking to enter the property market. With its modern amenities, convenient location, and charming outdoor space, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.

Ask us about....

AUCTION

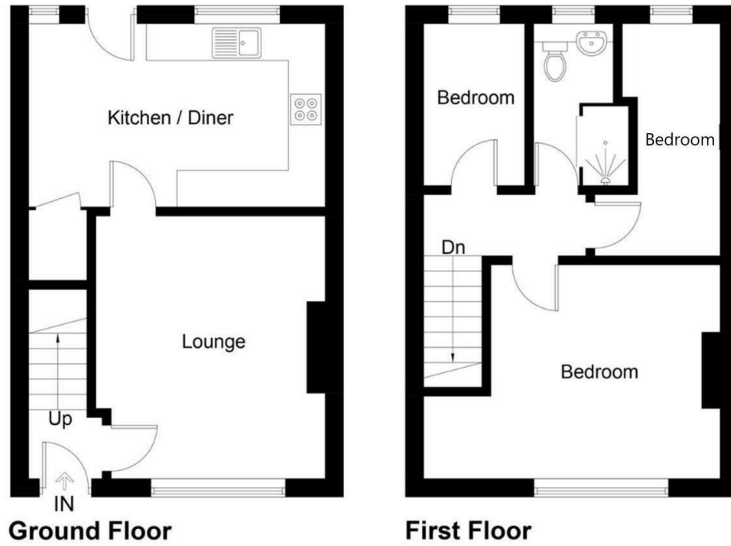
CONVEYANCING

MORTGAGES

SURVEYS

Marlborough Road, BD10

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft



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	
85		63	
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	