



£250,000

NO CHAIN* *THREE BEDROOM* *END TOWNHOUSE* *GREAT POTENTIAL TO EXTEND AT THE SIDE* *POPULAR LOCATION* *DRIVEWAY PARKING & GARDENS* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES

Townend Estate Agents offer for sale this THREE BEDROOM modern END townhouse. Located at the head of a quiet cul-de-sac in a popular residential area, close to the amenities of Idle village and Five Lane Ends, just a stones throw from the excellent Blakehill Primary and with excellent local secondary schools nearby. Ideal for families. HAVING AN AREA TO THE SIDE WHICH WOULD ACCOMODATE A SUBSTANTIAL EXTENSION (stc). The property benefits from UPVC double glazing, gas central heating, driveway parking and gardens.

Planned over three floors, the property comprises briefly: Entrance hall, Guest bathroom, Lounge-Diner, Kitchen fitted with a range of base & wall units.

First Floor: Two bedrooms and house bathroom.

Second Floor: Master bedroom with en-suite bathroom.

Externally are gardens to the front, side and rear, DOUBLE driveway parking to the front.

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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	72		84
EU Directive 2002/91/EC		EU Directive 2002/91/EC	