



**£250,000**

**\*THREE BEDROOMS\* \*TWO EN-SUITES\* \*QUIET CUL-DE-SAC LOCATION\* \*IDEAL FOR FAMILIES\* \*POTENTIAL TO CONVERT INTEGRAL GARAGE\* \*LEVEL SUNNY GARDEN\* \*GARAGE & PARKING\* \*VERY WELL PRESENTED\***

Townend Estate Agents offer for sale this charming three bedroom townhouse, nestled in the tranquil cul-de-sac of Brander Close, Idle. Presenting an excellent opportunity for growing families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, two of which feature en-suite bathrooms, providing both convenience and privacy for family members or guests. Upon entering, you are welcomed into a bright reception room, featuring a lovely juliet balcony, that offers a warm and inviting atmosphere, perfect for relaxation or entertaining. The layout of the home is thoughtfully designed to maximise space and functionality, making it ideal for modern family living.

One of the standout features of this property is the potential to convert the garage, which could easily be transformed into an additional bedroom or a versatile reception room, catering to your family's evolving needs. The property also benefits from a boarded loft, will ample headroom. The rear garden offers a delightful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family.

With its quiet location and ample amenities nearby, this townhouse is not only a lovely place to live but also a wise investment for the future. Whether you are looking to settle down or expand your living space, this property is sure to meet your requirements. Do not miss the chance to make this wonderful house your new home.

Ask us about....

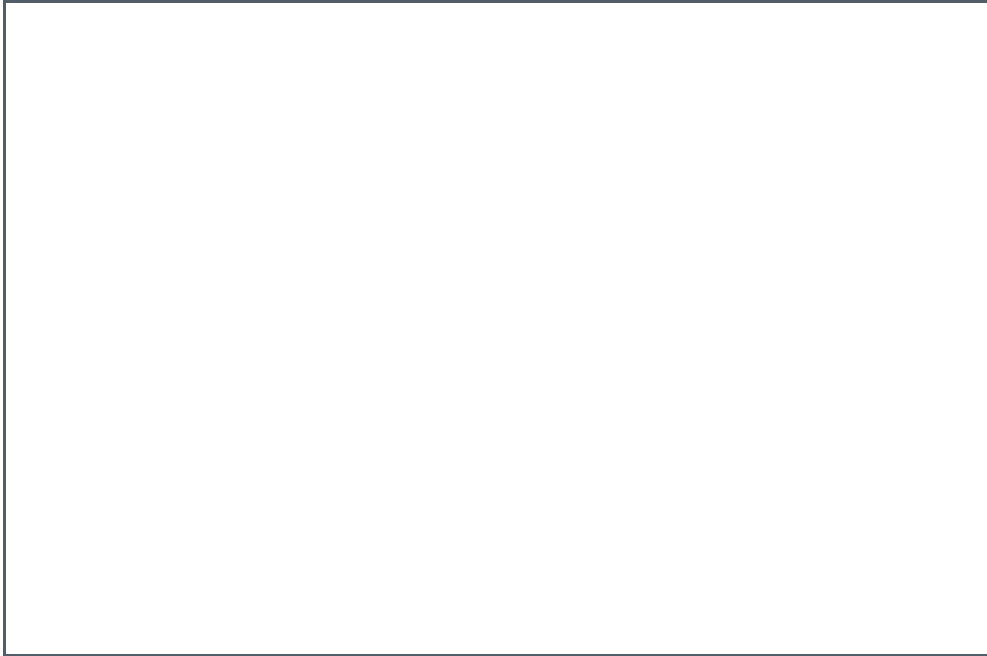
**AUCTION**

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

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