



£209,950

NEW PRICE* *THREE BEDROOMS* *QUIET CUL-DE-SAC* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & VILLAGE AMENITIES* *DRIVEWAY PARKING & GARAGE* *GARDEN* *MODERN KITCHEN* *STONES THROW FROM THE PARK

Townend Estate Agents offer for sale this charming semi-detached house on in the sought-after village of Eccleshill. Just a stones throw from the park and all the village amenities. With excellent local schools nearby this property is a fantastic family home.

Situated in a quiet cul-de-sac, this home offers a peaceful retreat from the hustle and bustle of everyday life. The ample parking for multiple vehicles ensures that you and your guests will never have to worry about finding a parking spot.

Having been recently renovated, this house features a modern kitchen, new carpets, recently fitted decking, Indian stone patio and faux lawn, new garage door and a recently installed GCH boiler.

The property comprises briefly: Entrance, Lounge-Diner, modern Kitchen fitted with a range of base & wall units. Upstairs are three bedrooms and the house bathroom. Externally to the rear is an enclosed garden with both decking and faux lawn areas. To the front is ample driveway parking and garage. Don't miss out on the opportunity to make this lovely property your new home.

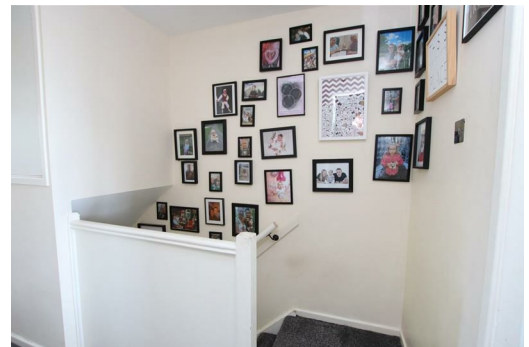
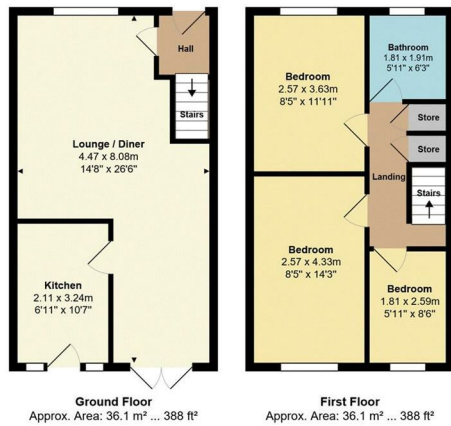
Ask us about....

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		