



£220,000

TWO BEDROOMS* *TRUE BUNGALOW* *POTENTIAL FOR DEVELOPMENT* *POPULAR LOCATION* *GARDENS* *DRIVEWAY PARKING & GARAGE* *IDEAL FOR RETIREES* *LEVEL ACCESS* *WET ROOM

Townend Estate Agents are pleased to offer for sale this two bedroom semi detached bungalow.

Located on this most sought after road with level access to bus routes and all the amenities of Wrose, Five Lane Ends, and Idle. Benefiting from UPVC double glazing, gas central heating, very well presented level gardens, gated driveway parking, detached garage, wet room and separate W/C. The discerning viewer will also note the potential for further development at this property, with scope for the addition of dormer bedrooms, or extending at the rear.

A particular feature of this property is the professional adaptations for disabled use, including low level kitchen units, a wet room bathroom with automated wc.

The accommodation comprises briefly; Entrance Hall, Lounge, Kitchen, Two Bedrooms, Wet room and additional W/C. Externally are gardens from and rear with detached garage with power, light and automatic door. Ample driveway parking.

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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		59	(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		