



Offers Over £195,000

NO CHAIN *3 BEDROOM SEMI-DETACHED* *NEWLY MODERNISED THROUGHOUT* *IDEALLY SITUATED FOR ALL AMENITIES* *GARAGE & PARKING TO REAR*

Townend Estate Agents offer for sale this THREE BEDROOM SEMI DETACHED situated in an enviable location between both the amenities of Highfield Road and just a stones throw from 5 Lane Ends Retail Park. With Idle Village just a short stroll away.

The property has been extensively modernised to include: New Kitchen, New Bathroom, partial Re-plastered, New Decor & Flooring, New alarm, hardwired smoke & carbon monoxide detectors, New fencing.

The accommodation comprises briefly: Traditional entrance hallway, lounge, New kitchen second reception room. Upstairs are three bedrooms and the New house bathroom. Externally are gardens to the front and rear as well as a detached garage and side patio area. Access to the rear of the property is via Highfield Road.

EPC D.

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	
	83		
	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC