



£160,000

THREE BEDROOMS* *IMMACULATELY PRESENTED* *POPULAR LOCATION* *ENCLOSED FRONT GARDEN* *FAMILY HOME* *SPACIOUS DORMER EN-SUITE* *WALK IN ACCOMMODATION* *CLOSE TO LOCAL AMENITIES

Townend Estate Agents offer for sale this superior THREE BEDROOM terrace property. Located in a popular residential area, close to a variety of amenities and excellent local schools. Ideal for first time buyers and families alike. Being immaculately presented throughout the property benefits from UPVC double glazing, gas central heating, recent re-wire & consumer unit, damp proof course, fantastic dormer with en-suite and enclosed front yard/garden. This fantastic property provides 'walk in accommodation' for the discerning viewer and really isn't one to be missed! The property comprises briefly: Entrance, Lounge with fantastic feature fireplace and high ceiling, down to newly fitted spacious basement Kitchen-Diner, with passageway/larder with space for dryer, large master bathroom with free standing bath and walk in shower. To the first floor are two double bedrooms, with the third bedroom being a spacious dormer en-suite. Externally to the front is a good sized enclosed garden/yard with decked area.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Fagley Road, BD2

Approximate Gross Internal Area = 177.9 sq m / 1915 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID660225)



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
79	85	A	A
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	