



£210,000

THREE BEDROOMS* *WELL PRESENTED THROUGHOUT* *EXTENDED AT REAR* *TWO RECEPTION ROOMS* *MODERN KITCHEN* *DRIVEWAY PARKING & GARAGE* *LANDSCAPED GARDEN* *IDEAL FOR FIRST TIME BUYERS & FAMILIES* *POPULAR LOCATION

Nestled in the sought-after area of Claremont Avenue, Wrose, this charming extended semi-detached house presents an excellent opportunity for first-time buyers and families alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it's perfect for families or those looking to establish a comfortable home.

The house features a modern kitchen & bathroom and offers the convenience of driveway parking for multiple vehicles, along with a garage (with power) for additional storage. The beautifully landscaped rear garden is a delightful outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Situated in a popular location, this property is conveniently close to local schools and amenities, making it an attractive choice for families and professionals alike. With its combination of space, comfort, and a prime location, this semi-detached house on Claremont Avenue is a wonderful place to call home. Don't miss the chance to view this delightful property.

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) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	