



£215,000

THREE BEDROOMS *WELL PRESENTED* *QUIET CUL-DE-SAC LOCATION* *GARDENS* *GARAGE* *DRIVEWAY PARKING* *IDEAL FOR FIRST TIME BUYERS* *USEFUL UTILITY SPACE*

Townend Estate Agents offer for sale this charming semi-detached house located in the peaceful cul-de-sac of Cherry Tree Place, Eccleshill. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property is well presented throughout, ensuring that you can move in with minimal fuss and start enjoying your new home right away. One of the standout features of this property is the integral garage, which offers additional storage or parking options, along with a utility room that adds to the practicality of the home. Outside, you will find lovely gardens that provide a serene outdoor space for gardening enthusiasts or for children to play safely, along with driveway parking. The quiet location enhances the appeal of this home, making it a perfect retreat from the hustle and bustle of everyday life. This semi-detached house in Cherry Tree Place is a wonderful opportunity for anyone looking for a well-maintained property in a tranquil setting. With its ample space, modern amenities, and lovely gardens, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this delightful house 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(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		