



£175,000

\*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*GARDEN\* \*DRIVEWAY PARKING\* \*FAMILY HOME\* \*CLOSE TO LOCAL AMENITIES\* \*POPULAR LOCATION\*

Townend Estate Agents offer for sale this charming semi-detached house. Presenting an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property is ideal for those looking to settle in a welcoming community. The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout allows for a seamless flow between spaces, making it easy to enjoy family gatherings or quiet evenings at home. The property also includes a well-appointed bathroom, ensuring that all essential amenities are readily available. Outside, the garden offers a delightful space for children to play or for adults to unwind in the fresh air. The driveway provides parking for up to three vehicles, complemented by a garage for additional storage or vehicle protection. Located close to the amenities of Wrose village, residents will benefit from easy access to local shops, schools, and parks, making this home not only practical but also perfectly positioned for family life.

This property is a wonderful blend of comfort, convenience, and community, making it a must-see for prospective buyers.

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