



£220,000

\*THREE BEDROOMS\* \*POPULAR LOCATION\* \*IDEAL FOR FIRST TIME BUYERS & FAMILIES\* \*GATED PARKING\* \*GARAGE\* \*GARDENS\* \*WELL PRESENTED\*  
\*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer for sale this SUPERIOR three bedroom townhouse, offering a fantastic opportunity for first-time buyers and families alike. The property boasts three spacious bedrooms, providing ample room for relaxation and personal space. The inviting reception room serves as a perfect gathering spot for family and friends, creating a warm and welcoming atmosphere. The property features a well-appointed bathroom and modern dining kitchen, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, along with a garage at the rear. The outdoor space is equally appealing, with lovely gardens that offer a delightful area for children to play or for adults to unwind in the fresh air. The location is particularly advantageous, as it is situated close to the various amenities that Eccleshill has to offer, including shops, schools, and parks, making daily life both convenient and enjoyable.

This property presents a wonderful opportunity to create a home in a friendly community, combining comfort, practicality, and accessibility.

Ask us about....

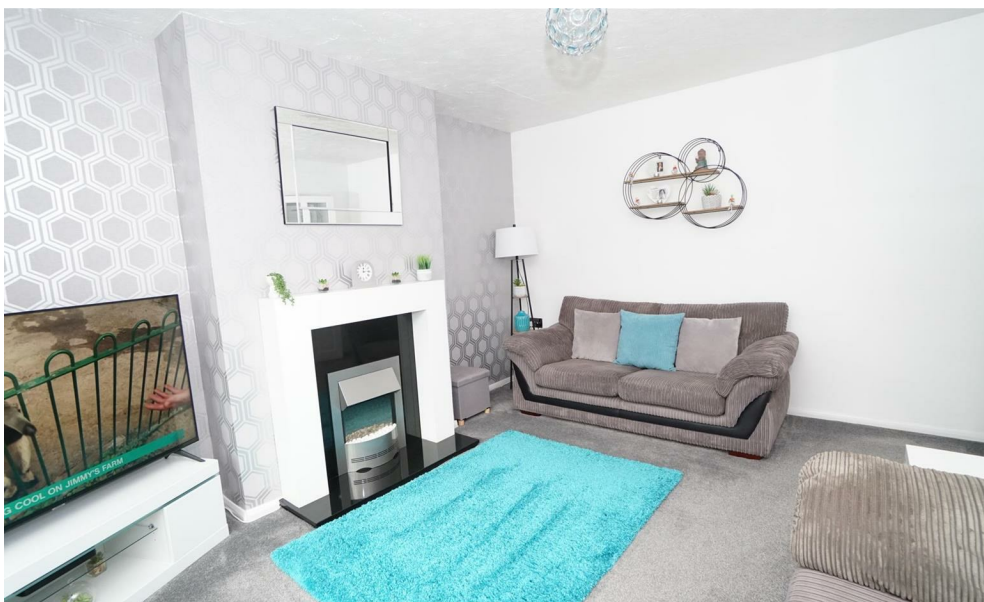
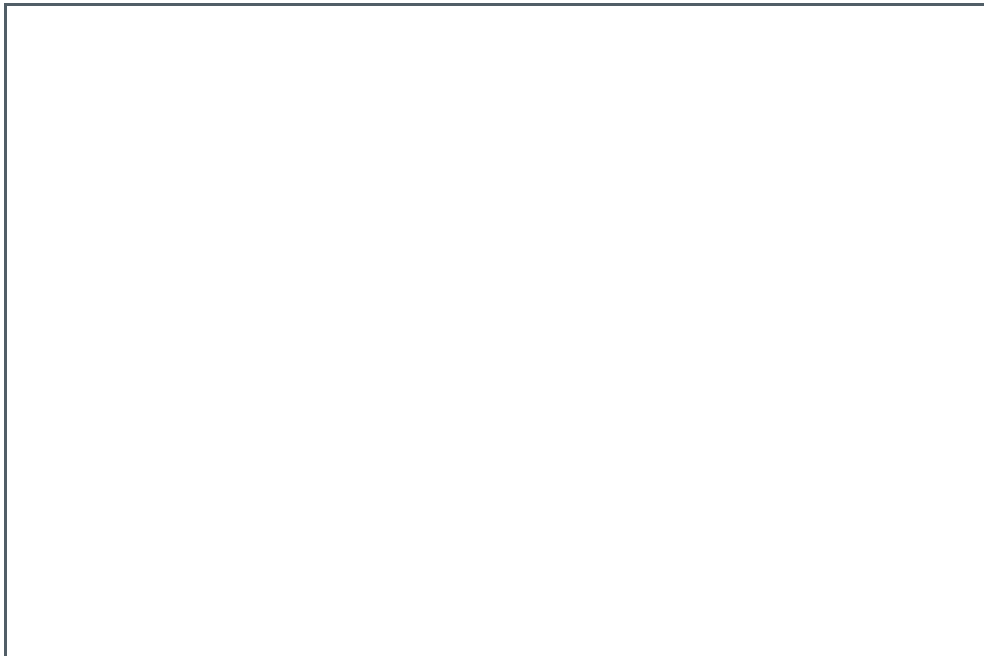
AUCTION

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
(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 <sub>2</sub> ) Rating	
Current	Potential
(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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	