



£370,000

TOWNEND ESTATE AGENTS are pleased to offer FOR SALE this fantastic four bedroom detached bungalow, with long distance views across the valley to Rawdon. Situated on a private drive with gated access the highly specified accommodation extends to over 2,500sq ft along with substantial garaging. Gas fired central heating and upvc double glazed windows and doors throughout.

The central entrance hallway with guest cloakroom leads to all rooms. The copious lounge opens to the conservatory which in turn leads to the formal dining room and sitting room with its feature stone chimney and roof windows. Highly appointed dining kitchen with integral appliances. Luxury house bathroom with free standing bath and walk-in shower enclosure, en-suite master bedroom and three further double bedrooms. Outside is a large private sun deck and patio area, detached garage/workshop and further double detached garage.

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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	