



£170,000

NO CHAIN* *THREE BEDROOMS* *IDEAL FOR FIRST TIME BUYERS & LANDLORDS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *APPERLEY BRIDGE CLOSE BY* *GARDEN

Townend Estate Agents offer for sale this three bedroom townhouse with no onward chain. Presenting an excellent opportunity for both first-time buyers and savvy investors, with landlords looking at a return of around £850-900pcm. With its inviting layout, the property boasts one spacious reception room and three well-proportioned bedrooms, offering ample space for family living, or can easily be transformed into a home office or guest room, catering to a variety of needs.

One of the standout features of this townhouse is its prime location. Just a short drive away, residents can enjoy the picturesque Apperley Bridge marina, a lovely spot for leisurely walks or enjoying the scenic views. With the benefit of the train station it's proximity to local amenities and recreational areas enhances the appeal of the property, making it an ideal choice for those seeking a balanced lifestyle.

In summary, this townhouse on Lilythorne Avenue is a fantastic opportunity that combines comfort, convenience, and potential. Whether you are embarking on your journey as a homeowner or looking to invest in a promising rental property, this residence is well worth considering.

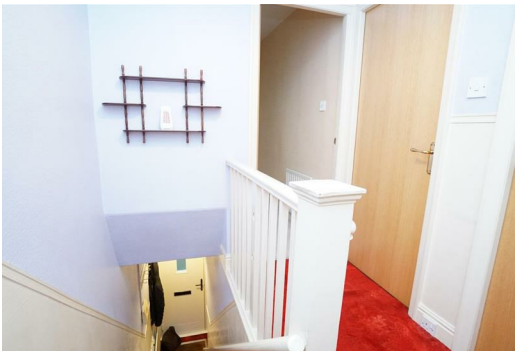
Ask us about....

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