

NEW
INSTRUCTION



£90,000

TWO DOUBLE BEDROOMS* *STONE BUILT TERRACE* *NEW KITCHEN* *NEW BATHROOM* *MODERN DECOR & FLOORING* *POPULAR LOCATION* *CLOSE TO VILLAGE AMENITIES* *FIRST TIME BUYERS & INVESTORS

Townend Estate Agents offer for sale this TWO BEDROOM stone built terrace property. Located in a popular residential area in the village of Ecclehill. Just a short drive from a range of amenities including five lane ends and the Enterprise 5 shopping complex. Tastefully decorated throughout, this property would appeal to first time buyers and investors alike.

The property comprises briefly: Lounge, Kitchen-Diner, Master bedroom and bathroom. Second DOUBLE bedroom on the second floor. Externally to the rear is an enclosed, good sized yard, on street parking to the front.

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		