



**£175,000**

\*THREE BEDROOMS\* \*IMMACULATELY PRESENTED\* \*FAMILY HOME\* \*GARDENS\* \*DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*  
\*FANTASTIC MODERN KITCHEN\*

Townend Estate Agents offer for sale this exceptionally well-presented semi-detached house. With three bedrooms, it offers ample room for a growing family or those who simply enjoy having extra space.

Amongst the recent improvements are: New Kitchen , New Bathroom, New UPVC windows & Composition Doors, New Oak Interior Doors, New guttering.

The property features a welcoming reception room, ideal for relaxing or entertaining guests. Outside, you will find delightful enclosed gardens that provide a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, there is occasional loft space that can be utilised as BEDROOM 4 or transformed into a creative area, depending on your needs. With a fantastic modern Dining Kitchen, this isn't property to be missed. Parking is made easy with space for one vehicle, adding to the practicality of this wonderful home. If you are seeking a comfortable and stylish residence in a friendly neighbourhood, this semi-detached house on Wood Lane is certainly worth considering.

Ask us about....

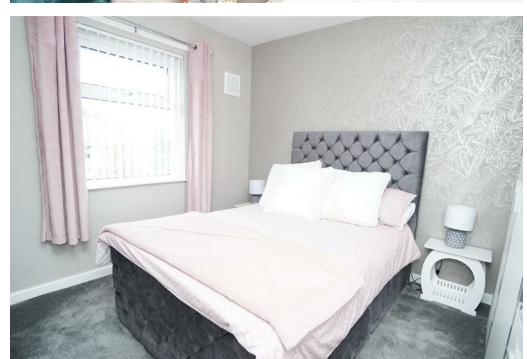


## Wood Lane BD2

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft  
(Including Attic / Occasional Room)



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1165932)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (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
Very environmentally friendly - lower CO <sub>2</sub> emissions (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	

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 OR 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.

SALES • LETTING

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