



£189,950

**\*THREE BEDROOMS\* \*IMMACULATELY PRESENTED\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*MODERN KITCHEN & BATHROOM\* \*CLOSE TO LOCAL AMENITIES\* \*RE-WIRED\* \*RE-PLASTERED\* \*NEW GCH\* \*SOUTH FACING GARDEN\* \*POPULAR VILLAGE LOCATION\* \*QUIET CUL-DE-SAC\***

Nestled in the quiet cul-de-sac of Woodbine Terrace, this immaculately presented terraced house is an excellent opportunity for first-time buyers or savvy landlords. The property boasts three well-proportioned bedrooms, providing ample space for family living or potential rental income. Landlords can expect around £950-£1000 pcm. Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The modern kitchen has been thoughtfully designed and greatly improved by the current owners, making it a delightful space for cooking and entertaining. The property has been rewired and re-plastered, ensuring a fresh and contemporary feel throughout. Additionally, the installation of new gas central heating guarantees warmth and comfort during the colder months. The modern bathroom is well-appointed, catering to the needs of a busy household. This home is not only aesthetically pleasing but also practical, making it a perfect choice for those looking to step onto the property ladder or expand their investment portfolio. With its blend of modern amenities and classic charm, this terraced house on Woodbine Terrace is a must-see for anyone seeking a quality residence Idle.

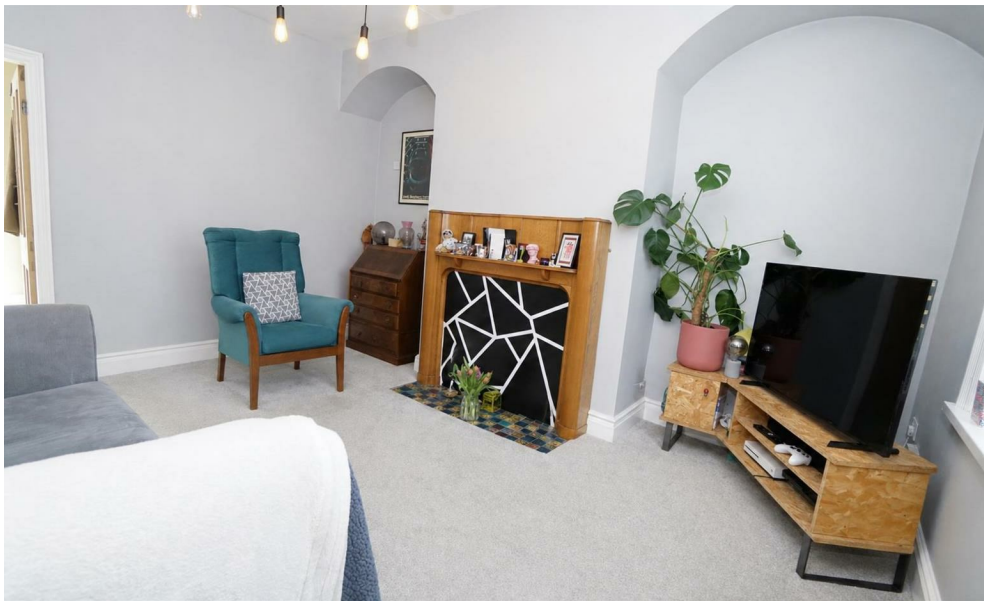
Ask us about...

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
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
EU Directive 2002/91/EC			