

REDUCED



Offers Over £255,000

SIX BEDROOMS* *EXTENDED* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *GARDEN* *AMPLE PARKING

Townend Estate Agents offer for sale this EXTENDED SIX BEDROOM semi-detached property. Located in a popular residential area, close to a variety of amenities in the village of Wrose. With excellent local schools nearby, this property is ideal for growing families! Being significantly extended to the rear, with a wet room, this property could offer accommodation for a dependent relative. Benefiting from TWO RECEPTION ROOMS, gas central heating, UPVC double glazing, ample driveway parking and rear garden.

The property comprises briefly: Entrance, Lounge, open plan Kitchen-Diner fitted with a range of base & wall units and skylight. Three ground floor bedrooms and wet room. Upstairs are a further three bedrooms and the house bathroom. Externally to the rear is a medium sized garden with patio and faux lawn area. To the front is ample driveway parking.

SELLERS MAY PAY YOUR STAMP DUTY!!

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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
EU Directive 2002/91/EC			