



£239,950

TWO BEDROOMS *NO CHAIN* *IMMACULATLY PRESENTED* *GARDEN ROOM/BAR* *DRIVEWAY PARKING* *GARDENS* *CONSERVATORY* *LONG DISTANCE VIEWS* *IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS*

Townend Estate Agents offer for sale this immaculately presented semi-detached house, offering a perfect blend of comfort and style. Nestled in the desirable area of Santa Monica Crescent, Idle, this property offers two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking a tranquil retreat. Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, providing an inviting space for relaxation and entertaining. The highlight of this home is undoubtedly the fantastic conservatory, which floods the living area with natural light and offers a delightful view of the garden. This versatile space can be used for various purposes, whether it be a serene reading nook or a vibrant dining area. The property also boasts a unique 'man cave'/garden room or bar, providing an excellent opportunity for leisure and social gatherings. This additional space is perfect for those who enjoy hosting friends or simply wish to unwind in a private setting. With a well-maintained bathroom and ample driveway parking for up to three vehicles, convenience is at the forefront of this property. The absence of an onward chain ensures a smooth transition for potential buyers, making this home even more appealing. Its fantastic conservatory, additional garden room, and generous parking make it a must-see for anyone looking to settle in Idle, don't miss the opportunity to make this delightful property your new home.

Ask us about....

AUCTION

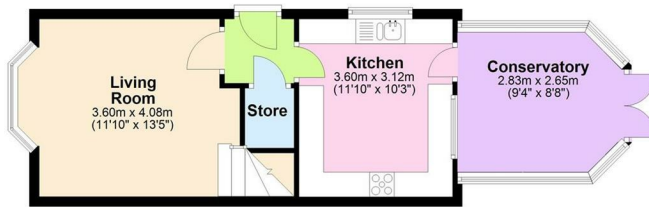
CONVEYANCING

MORTGAGES

SURVEYS

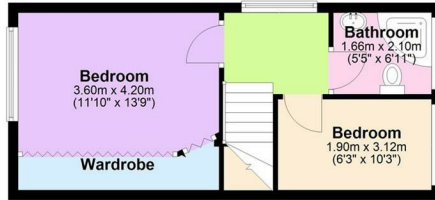
Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 sq. feet)



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