



£160,000

NO CHAIN *TWO BEDROOMS* *DRIVEWAY PARKING* *GARAGE* *GARDEN* *IDEAL FOR FIRST TIME BUYERS & LANDLORDS* *CLOSE TO LOCAL AMENITIES*

Townend Estate Agents offer for sale this delightful semi-detached house, presenting an excellent opportunity for both first-time buyers and savvy investors. Landlords can expect a rental income of around £850-900pcm. The property boasts two well-proportioned bedrooms, making it an ideal space for small families or individuals seeking a comfortable home. Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features a well-appointed bathroom, ensuring convenience for daily living. One of the standout features of this property is the ample parking space, which is a rare find in this area.

The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the garage adds further practicality, offering extra storage or potential for a workshop. Situated close to the amenities of Eccleshill Village and Greengates, residents will benefit from a variety of shops, cafes, and local services just a stone's throw away. The absence of a chain means that this property is ready for immediate occupancy, allowing for a smooth transition into your new home. In summary, this semi-detached house on Stott Terrace is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its desirable location, practical features, and no chain, it is not to be missed.

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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
B		B	
C		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	
	84		
66			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	