


## Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

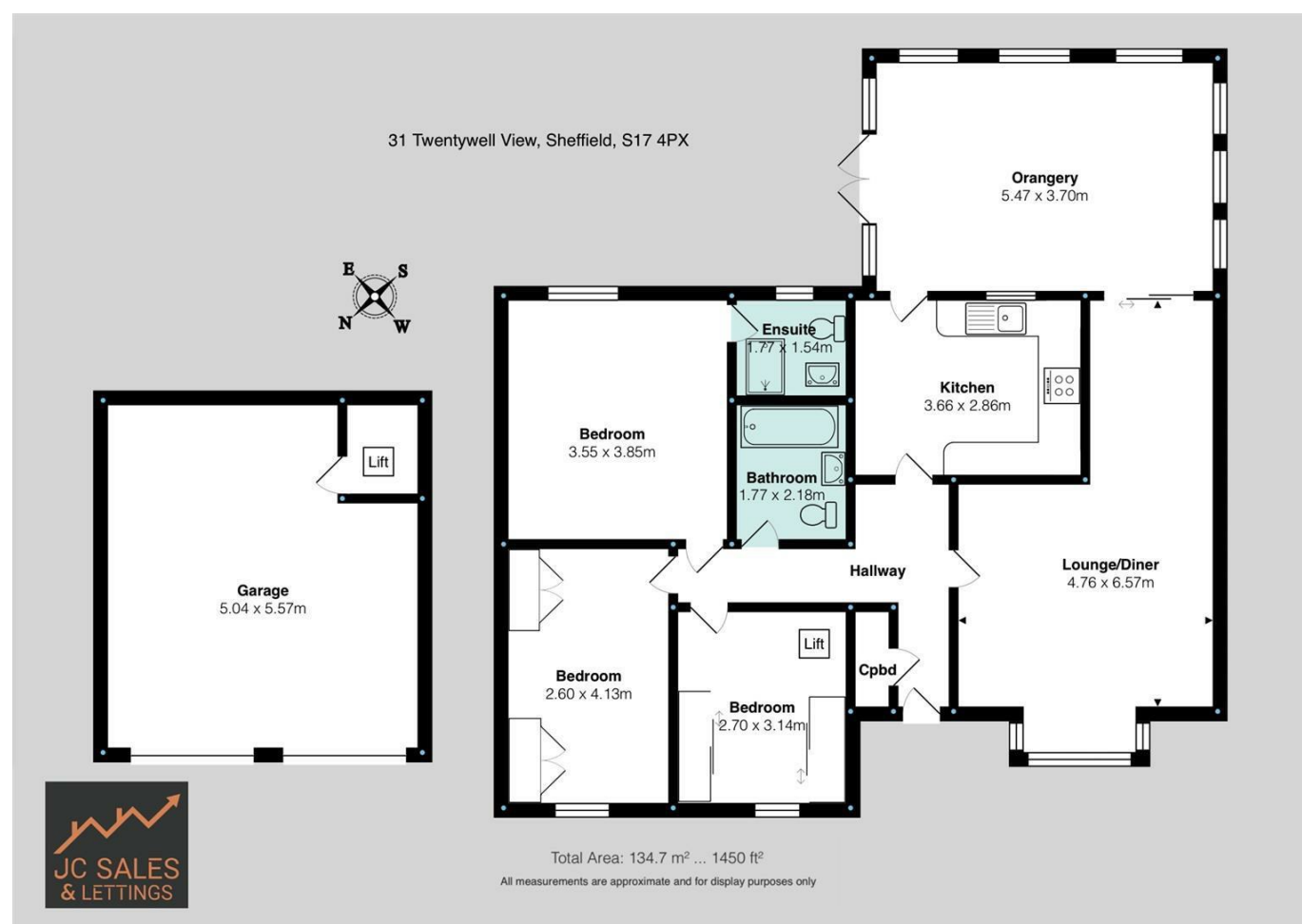
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	84
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# JC SALES & LETTINGS

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## 31 Twentywell View, Bradway, S17 4PX

Asking price £495,000

- Guide Price £500,000 - £525,000
- South facing rear garden
- Beautifully presented
- En-suite to master bedroom
- Highly sought after location
- Lift to and from the garage
- Orangery
- Envious and quiet cul-de-sac position
- No upward chain
- Stunning 2/3 bed detached property



# 31 Twentywell View, Bradway S17 4PX

On a QUIET CUL-DE-SAC IN BRADWAY sits this IMMACULATELY PRESENTED 2/3 bedroom DETACHED bungalow, which has been looked after and cared for by the current owner.

The property offers a generous amount of living space with good sized rooms and the addition of an ORANGERY to the rear, which makes the most of the SOUTH FACING GARDEN and has been designed to be LOW MAINTENANCE.

The Third bedroom is currently being used as a dressing room. This has FITTED WARDROBES and a LIFT TO THE DOUBLE GARAGE, providing GROUND FLOOR ACCESS to the accommodation. Offered to the market with NO UPWARD CHAIN. The brief, the accommodation comprises: entrance hall, store cupboard, open plan 'L' shaped lounge diner, modern fitted kitchen, orangery, master bedroom with en-suite, second double bedroom, third bedroom / dressing room which also houses the lift to the double garage. Immaculate garden to the rear and off road parking to the front of the property.

An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer!

EPC Grade = D

 3

 2

 2

 D

Council Tax Band: E

