

HARWOOD

THE ESTATE AGENT

01952 881010

20 Earls Drive, Aqueduct TF4 3SR



£ 1 7 4, 9 5 0 region

This two bedroom semi detached home is located in a well regarded residential area and offers easy access to local schooling and amenities. The accommodation includes a well proportioned lounge, kitchen/diner, two bedrooms (the main bedroom benefits from fitted wardrobes) and a family bathroom. Externally there is driveway parking to the front, and a sunny garden to the rear with lawn and patio area for relaxation/ outside dining. There is excellent access to the national road network from the area and would make an ideal first time buy.

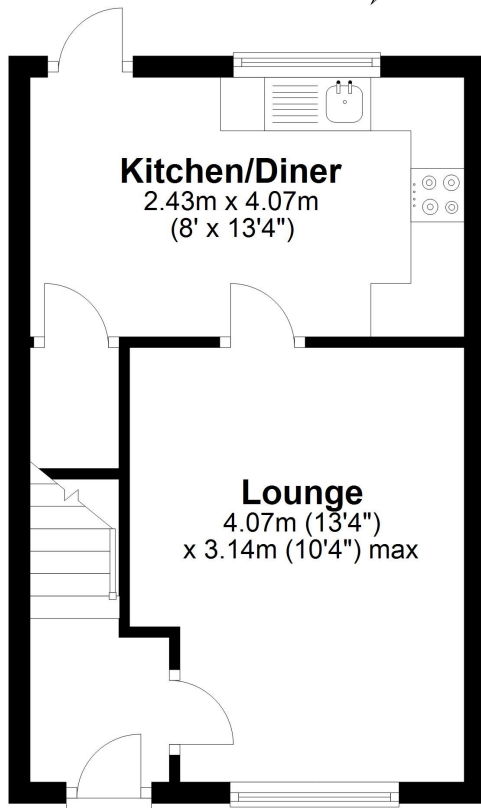
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





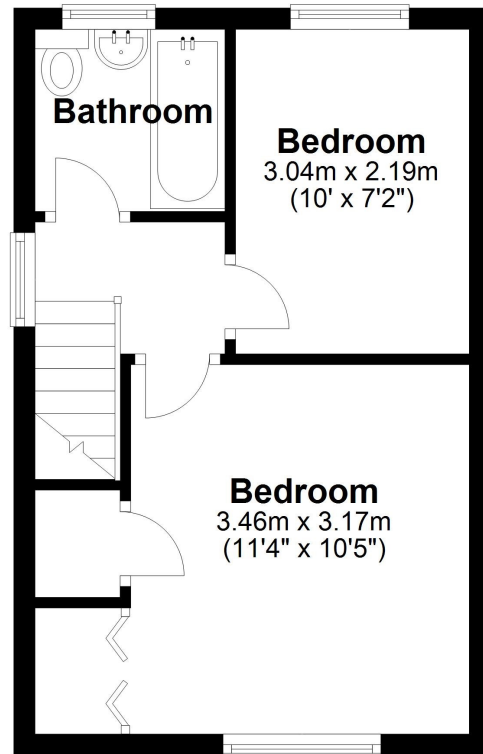
Ground Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 53.7 sq. metres (578.3 sq. feet)

Tenure Freehold **Council tax** B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 31st July 2024