

HARWOOD

THE ESTATE AGENT

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34 Aqueduct Rd, Aqueduct TF3 1BX



£179,950 region

A charming traditional end-of-terrace property. The welcoming accommodation includes lounge with wood burner, separate dining room, and a recently fitted kitchen. Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The property has had some thoughtful upgrades, including a boiler installed approximately three years ago and newly fitted radiators. A heated cellar provides additional storage space. Externally, the home benefits from driveway parking to the front as well as additional parking to the rear. There is a shared access pathway running along the side of the property and past the back door, plus a further shared pathway beyond the rear garden boundary.

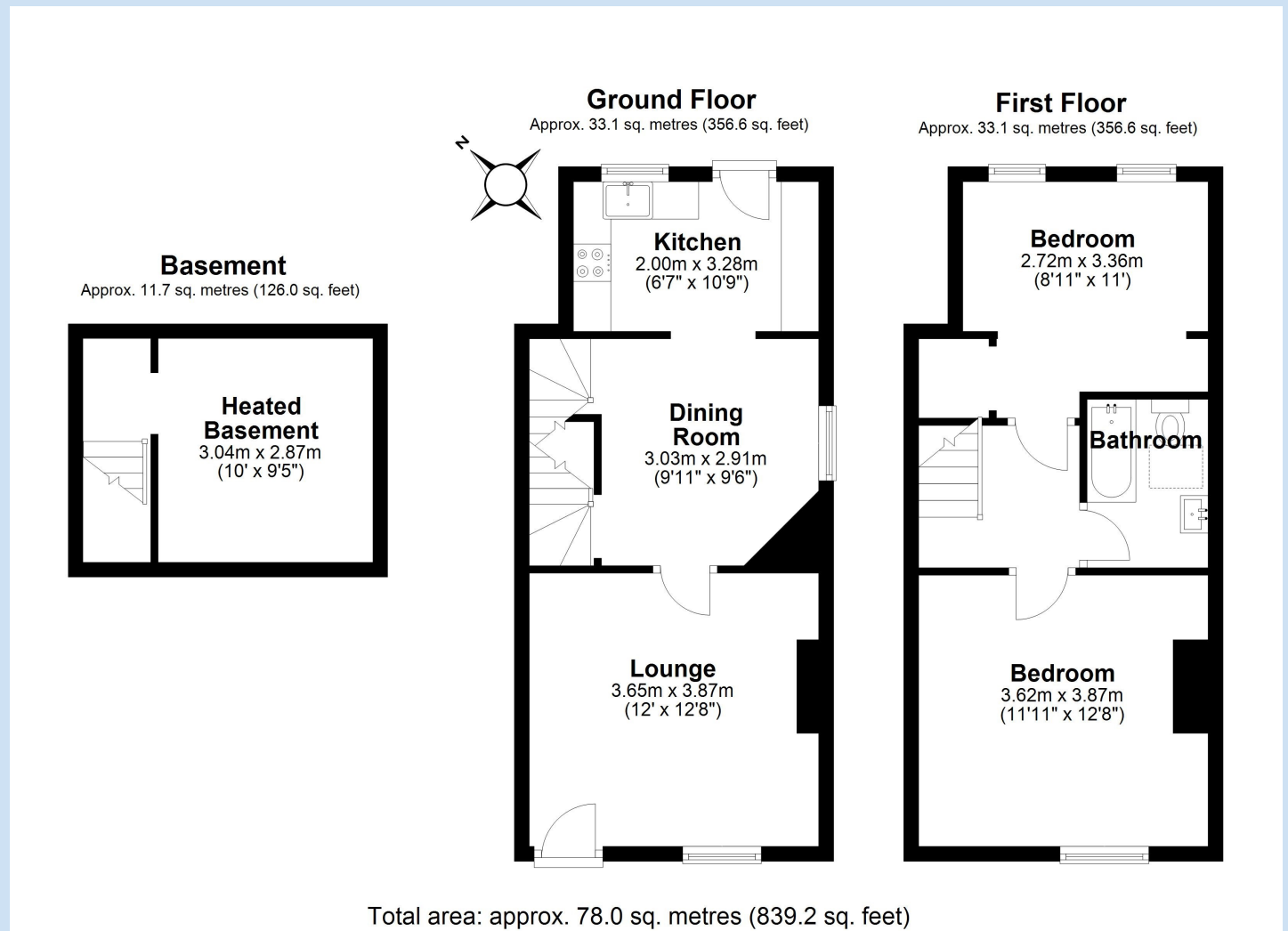
The long garden is a particular highlight and provides access to useful outbuildings, including a utility, shed, wood store, and a large storage building positioned at the end of the garden. A lovely opportunity for buyers seeking character, space, and practical extras. The Silkin Way foot/cycle path is accessed easily, and the area offers excellent connectivity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold **Council tax** Band 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 : 1st December 2025