



£239,950

***TWO BEDROOMS* *EXTENDED SEMI - DETACHED* *IMMACULATELY PRESENTED* *WELL APPOINTED THROUGHOUT* *POPULAR RESIDENTIAL AREA*
QUIET CUL-DE-SAC *CLOSE TO LOCAL SCHOOL & AMENITIES* *OPEN PLAN KITCHEN DINER/DAY ROOM***

Townend Estate Agents offer for sale this TWO BEDROOM semi-detached property. Located on a quiet cul-de-sac in a popular residential area. Close to variety of amenities in Idle Village and just a short drive from Apperley Bridge with its train station, marina, river & canal side walks. Ideal for first time buyers, families or potentially those looking to downsize. Being immaculately presented throughout this property provides 'walk in' accommodation for the discerning viewer. Benefitting from an impressive open plan kitchen-diner, boasting four bi-fold doors and wood burner, creating an light and airy modern living space without compromising on cosy! With gas central heating, UPVC double glazing, garage, ample off street parking, pleasant gardens and modern bathroom this is not one to be missed.

The property comprises briefly: Entrance, Lounge, open plan Kitchen-Diner with breakfast island, FIVE RING COOKING RANGE quadruple bi-fold doors & log / coal stove. Upstairs are TWO BEDROOMS and the modern house bathroom. Externally to the rear is a good sized garden with both faux lawn, decking area and pergola. To the front is ample off street parking and garage/store.

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