



## Pellon Terrace, Thackley,

£210,000

\* STONE TERRACE \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* FAR REACHING VIEWS \*  
\* MODERN FITTED KITCHEN & BATHROOM \* POPULAR LOCATION \* PATIO GARDEN \*

This substantial four bedroom stone built through terrace offers fantastic accommodation for the growing family. Situated on the Idle/Thackley border and close to highly regarded first and secondary schools.

The property has panoramic views to the front and benefits from both gas central heating and upvc double glazing.

The accommodation is set over four floors and briefly comprises reception hall, lounge, dining/sitting room, separate modern kitchen, useful basement cellar, two first floor bedrooms and a modern house bathroom with white suite. On the second floor two further attic bedrooms.

To the outside there is a small garden to the front and enclosed patio garden to the rear.



### Reception Hall

With oak flooring and radiator.

### Lounge

14'6" x 10'7" (4.42 x 3.23)

Having a bay window to the front, exposed polished wood floorboards, coal effect gas fire with limestone feature fireplace surround and radiator.

### Dining Room

14'4" x 12'0" (4.37 x 3.66)

With a coal effect gas fire in limestone feature fireplace surround, oak wood flooring and radiator.

### Kitchen

6'6" x 8'11" (1.98 x 2.72)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit., stainless steel oven and hob, plumbing for auto washer.

### First Floor

#### Bedroom One

12'0" x 14'6" (3.66 x 4.42)

With laminate wood flooring and radiator.

#### Bedroom Two

9'5" x 9'1" (2.87 x 2.77)

With radiator.

### Bathroom

Modern white three piece suite comprising bath with electric shower over, low suite wc, wash basin and radiator.

### Second Floor

#### Bedroom Three

13'2" narrowing to 9'9" x 9'0" (4.01 narrowing to 2.97 x 2.74)

With velux skylight and radiator

#### Bedroom Four

13'2" narrowing to 6'10" x 9'5" (4.01 narrowing to 2.08 x 2.87)

Velux skylight and radiator.

### Exterior

To the outside there is a small garden to the front and an enclosed patio garden to the rear.

### Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street proceed all the way to the top taking the right into Town Lane, continue taking the first right into Harper Avenue and continue taking the left at the bottom into Pellon Terrace where the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>79</b>			<b>47</b>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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