



## Longlands, Idle,

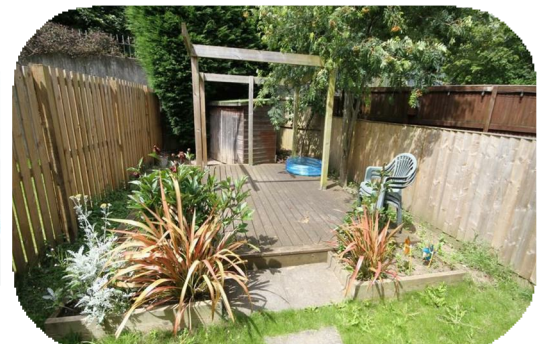
**£270,000**

**\*\* TOWN HOUSE \*\* FIVE BEDROOMS \*\* THREE STOREY \*\* THREE BATH/SHOWER ROOMS \*\*  
\*\* DESIRABLE LOCATION \*\* CLOSE TO IDLE VILLAGE \*\* GARDENS & PARKING \*\* FAMILY SIZED \*\***

This desirable family home offers spacious accommodation over three floors.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, fitted dining kitchen and snug. On the first floor there is a lounge, two bedrooms and shower room. The second floor has three further bedrooms (master with ensuite shower room).

To the outside there is parking, storage garage and enclosed rear garden.



### Reception Hall

### Dining Kitchen

14'6" x 12'1" (4.42m x 3.68m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls, radiator and store cupboard.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Snug

With power and light.

### First Floor Landing

### Lounge

14'7" x 16'4" (4.45m x 4.98m)

With a coal affect electric fire in modern feature fireplace surround, two radiators.

### Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

### Bedroom One

10'2" x 6'11" (3.10m x 2.11m)

With radiator.

### Bedroom Two

11'5" x 7'4" (3.48m x 2.24m)

With radiator.

### Second Floor

### Bedroom Three

11'9" x 14'6" (3.58m x 4.42m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator.

### Bedroom Four

10'2" x 7'4" (3.10m x 2.24m)

With radiator.

### Bedroom Five

10'1" max x 7'1" (3.07m max x 2.16m)

With radiator.

### Bathroom

Modern three piece white suite, part tiled walls and radiator.

### Exterior

Outside there is parking to the front with storage garage and enclosed garden to rear.

### Directions

From our office in Idle village proceed straight ahead at the roundabout onto High Street, take the immediate right onto Longlands and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus A	86	Very environmentally friendly - lower CO <sub>2</sub> emissions 82 plus A	
(81-81) B		(81-81) B	
(79-80) C	73	(80-80) C	
(55-80) D		(55-80) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
1-15 G		1-15 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC