

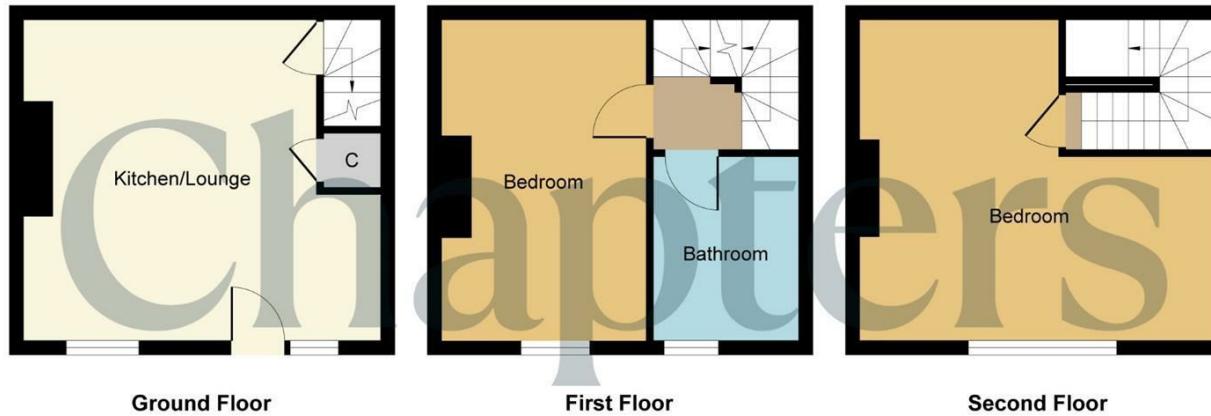


**37 EAST STREET
TRIANGLE, HX6 3PA**

**£165,000
FREEHOLD**

Nestled in the highly desirable area of East Street, Triangle, this charming two-bedroom stone-built back-to-back house offers a delightful blend of comfort and character. With picturesque countryside views, this property is ideal for anyone seeking a convenient lifestyle. The house is ready to move into, making it perfect for first-time buyers. The well-proportioned bedrooms provide ample space for relaxation, while the living area creates a warm and welcoming atmosphere. This property not only boasts a prime location but also offers the opportunity to enjoy the beauty of the surrounding countryside. Whether you are looking to explore local walking trails or simply appreciate the views from your window, this home is sure to impress. With its attractive features and excellent location, this two-bedroom house on East Street is a fantastic opportunity for those looking to make their first step onto the property ladder. Don't miss the chance to view this lovely home and experience all it has to offer.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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