

HARWOOD

THE ESTATE AGENT

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88 Pageant Drive, Aqueduct TF4 3RG



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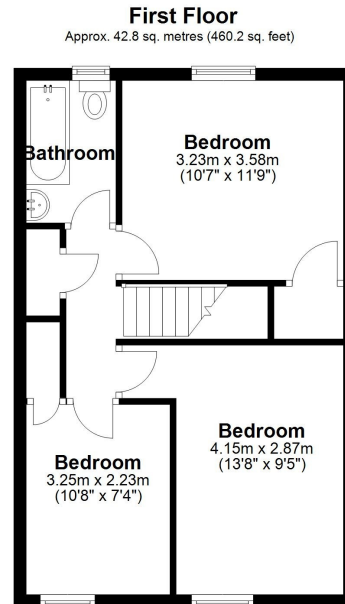
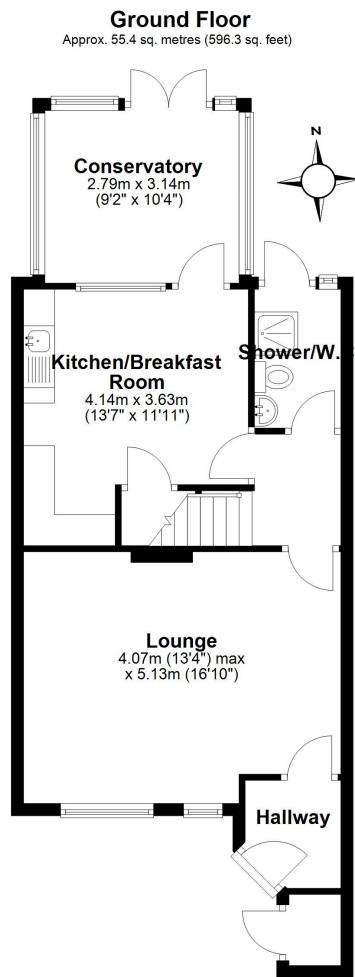
Located in a well-regarded residential area, this three-bedroom semi-detached home is ready for its next occupiers and offers excellent access to local schools and everyday amenities.

Its position also provides convenient connectivity to the national motorway network, making it a practical choice for both local living and wider travel. The property offers a generous and versatile layout, with plenty of scope for a new owner to modernise and shape it to their own taste. The ground floor brings together a welcoming lounge, a bright kitchen breakfast room and a conservatory that adds an extra space to relax and enjoy the garden. A shower room sits conveniently on this level, along with a central hallway that connects the accommodation naturally. Upstairs, three bedrooms and a family bathroom create a balanced first-floor layout suited to a range of lifestyles. The property provides a solid foundation for someone looking to update and personalise a home in a popular residential setting. A great opportunity for buyers seeking a well-proportioned property with potential, ready to be transformed into a comfortable and stylish home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 98.2 sq. metres (1056.5 sq. feet)

Tenure Freehold **Council tax** Band A

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 : 21st July 2026