

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 2 Sankey Drive, Hadley TF1 6PJ



## £ 2 4 5, 0 0 0      region

This well presented three-bedroom home offers comfortable and practical accommodation, ideally situated within easy reach of local amenities, schools and excellent transport links, including convenient access to the major road network. The property is entered via a welcoming hallway, leading to a spacious lounge that provides an ideal space for relaxing and entertaining. To the rear, the kitchen/diner enjoys views over the garden and offers ample space for both cooking and family dining, with French doors opening out to the rear garden. A useful ground floor cloakroom/WC completes the accommodation on this level. To the first floor, there are three bedrooms, including a principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms, providing versatile accommodation suitable for families, first-time buyers or those looking to downsize. Externally, the property enjoys a well proportioned and pleasant rear garden, offering a private outdoor space for relaxation and entertaining. A garage located to the rear, together with an allocated parking space, provides valuable off-road parking and storage.

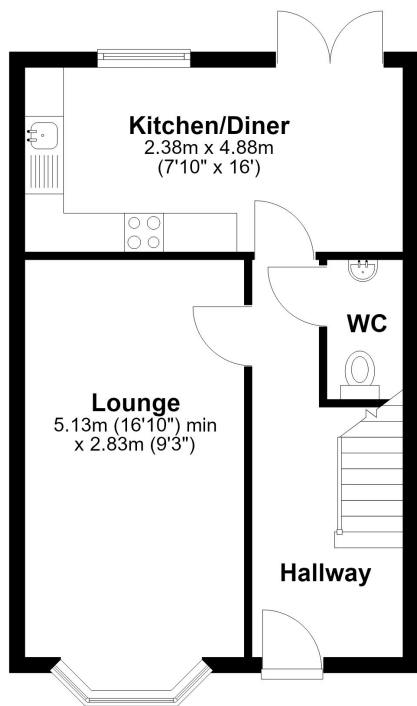
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





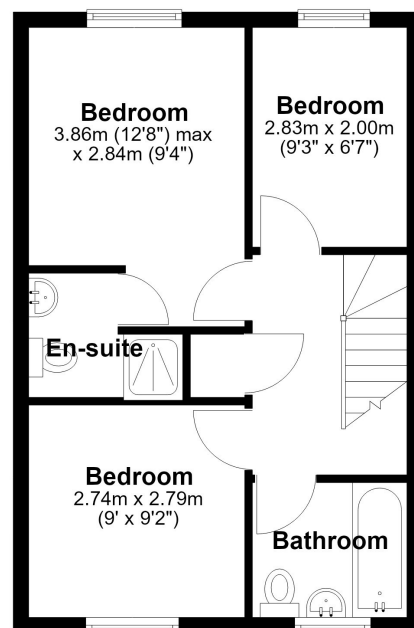
**Ground Floor**  
Approx. 37.3 sq. metres (401.9 sq. feet)  
(excluding Garage (to rear))

Garage  
(to  
rear)



**First Floor**

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 74.4 sq. metres (800.5 sq. feet)

**Tenure** Freehold

**Council tax** Band C

**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 : 14th October 2026