

REDUCED



Offers Over £150,000

* THREE BEDROOM SEMI-DETACHED * CLOSE TO LOW ASH SCHOOL * NEW BOILER * NEST HEATING MODULE * NEW FENCE * RECENT BATHROOM * RE-WIRED * TWO RECEPTIONS * SHIPLEY RAILWAY NEAR BY *

TOWNEND ESTATE AGENTS offer for sale this three bedroom semi-detached. Enjoying a popular location close to Low Ash School and all the amenities of Wrose Village. The property has been very well maintained and looked after by the present owner and comprises briefly: Entrance, Lounge, Dining room, Kitchen, Three bedrooms, Bathroom. Outside are very easily managed, neat garden to the front and rear along with gated driveway parking.

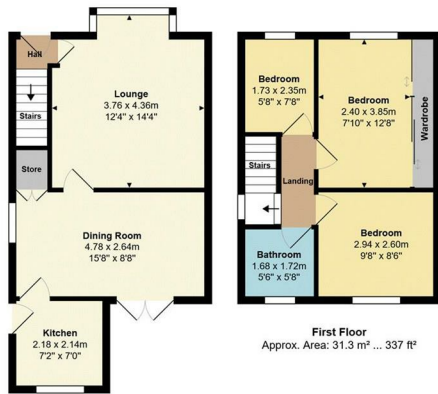
Ask us about....

AUCTION

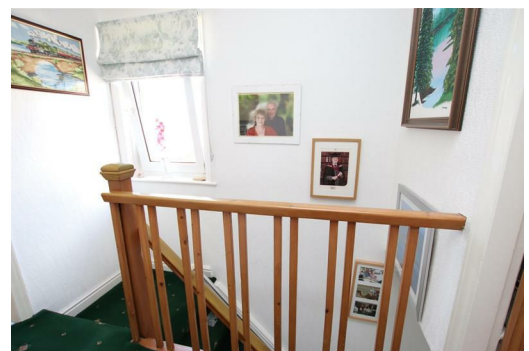
CONVEYANCING

MORTGAGES

SURVEYS



Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		81
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	