

NEW
INSTRUCTION



£255,000

THREE BEDROOMS *TWO RECEPTION ROOMS* *DETACHED* *POPULAR LOCATION* *POTENTIAL TO EXTEND* *WELL PRESENTED* *GARAGE, GARDENS & PARKING* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FAMILY HOME*

Townend Estate Agents offer for sale this THREE BEDROOM detached property. Located in a popular residential area, close to excellent local schools and a variety of amenities, including Peel Park and pleasant woodland. Situated on an elevated plot with stunning long distance views to the front this isn't one to be missed. With huge potential to extend at the rear (subject to planning), two reception rooms, UPVC double glazing, CCTV, two bathrooms, driveway, detached garage and gardens.

The property comprises briefly: Entrance hall, Lounge with long distance views, Kitchen fitted with a range of base & wall units, Dining room overlooking large rear garden. Upstairs are THREE BEDROOMS and the modern family bathroom, separate W/C. Externally to the rear is a large rear garden with potential to extend (subject to planning) to the front is driveway parking and detached garage.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		