

NEW  
INSTRUCTION



£110,000

**\*NO CHAIN\* \*THREE BEDROOMS\* \*CUL-DE-SAC\* \*POPULAR LOCATION\* \*DRIVEWAY PARKING\* \*GARDEN\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*UTILITY ROOM\* \*FIRST TIME BUYERS, FAMILIES & INVESTORS\***

Townend Estate Agents offer for sale this **THREE BEDROOM** semi-detached property. Located in a popular residential area, close to excellent local schools and a variety of amenities in Idle village and Five Lane Ends. Benefitting from UPVC double glazing, gas central heating, ample driveway parking and rear garden. This property is ideal for first time buyers, families, investors and landlords alike, with landlords expecting a rental income of £600pcm.

The property comprises briefly: Entrance, Lounge, modern Kitchen fitted with a range of base & wall units, Utility room. Upstairs are **THREE** good sized bedrooms and the family bathroom. Externally to the rear is a medium sized garden, with ample of street parking to the front.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



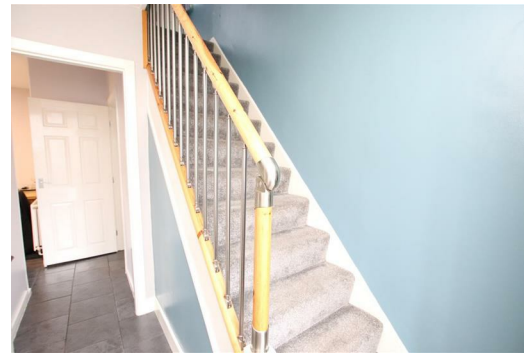


**Ground Floor**  
Approx. Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>

**First Floor**  
Approx. Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

Approx. Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		54	77
England & Wales		EU Directive 2002/91/EC	

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