



Wensley Bank West, Thornton,
Offers In The Region Of £135,000

**** THROUGH TERRACE ** THREE BEDROOMS ** WELL PRESENTED THROUGHOUT ****
**** IDEAL FOR FTB/INVESTOR ** SHOPS, AMENITIES & SCHOOL NEAR BY ** GARDENS ****

Well presented three bedroom terrace property which is situated on the outskirts of Thornton Village Village. Within walking distance of local amenities, shops and schools the property benefits from gas central heating and double glazing.

The property would make an ideal purchase for a FTB/ Young Family.

The accommodation briefly comprises lounge, kitchen, two first floor bedrooms and house bathroom. There is a further third bedroom to the attic.

To the outside there is an enclosed patio garden to the rear.



Entrance Porch

Lounge

15'0" x 13'4" (4.57m" x 4.06m")
Coal effect gas fire with feature fireplace surround and radiator.

Kitchen

10'1" x 7'9" (3.07m" x 2.36m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer and radiator.

Rear Porch

First Floor Landing

Bedroom One

13'4" x 12'2" (4.06m" x 3.71m")
Radiator.

Bedroom Two

7'4" x 6'1" (2.24m" x 1.85m")
Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal basin and radiator.

Attic Bedroom Three

14'4" x 12'1" (4.37m" x 3.68m")
Velux window and radiator.

Exterior

Patio garden to rear.

Tenure

FREEHOLD.

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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		

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