Sugdens
Sales & Lettings



Town Lane, Idle,

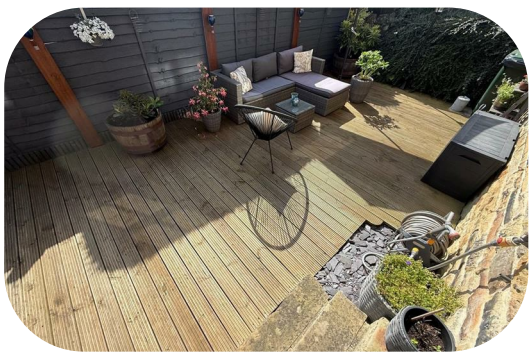
£245,000

* CHARACTERFUL COTTAGE * TWO BEDROOMS * SMALL DEVELOPMENT OF PROPERTIES *
* MODERN KITCHEN & BATHROOM * GARDENS * DRIVEWAY * GARAGE * NO CHAIN *
* GREAT STARTER HOME *

If you're looking for your first home or thinking of downsizing - then this could be the house for you!!!
This stone built cottage offers 'ready to move into' accommodation along with gas central heating and double glazing.
Immaculately presented and briefly comprises entrance porch, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern house bathroom with white suite.
To the outside there are landscaped garden, parking and garage.







Entrance Porch

Lounge
11'1" x 16'3" (3.38m x 4.95m)
Having a wood burner set in chimney breast, oak flooring and radiator.



Dining Kitchen
16'2" x 9'8" (4.93m x 2.95m)
Modern oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven, hob, microwave, fridge freezer, part tiled walls and radiator.

First Floor Landing

Bedroom One
10'1" x 13' (3.07m x 3.96m)
With built in wardrobes and radiator.



Bedroom Two
10'3" x 11'1" (3.12m x 3.38m)
With radiator.



Bathroom
Three piece modern white suite, part tiled walls and heated towel rail.

Exterior
To the outside there is driveway parking leading to a single garage, together with well stocked landscaped gardens to the front and rear.



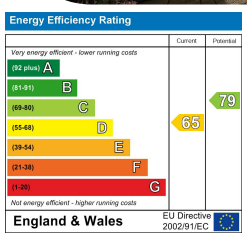
Directions
From our office in Idle village continue straight onto High St, turn right onto Town Ln, turn right onto the continuation of Town Lane and the property will be found displayed via our For Sale board.

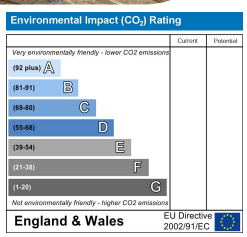
Tenure
FREEHOLD.

Council Tax Band
C



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.





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