



Longlands, Idle,

£235,000

* MODERN TOWN HOUSE * THREE BEDROOMS * CUL-DE-SAC LOCATION * CONSERVATORY *
* HEART OF IDLE VILLAGE * TWO BATH/SHOWER ROOMS * CLOSE TO AMENITIES * NO CHAIN *
This modern three bedroom town house offers "ready to move into" modern living in the heart of Idle village situated in a modern cul-de-sac development.

Situated close to local amenities and public transport links.

The property briefly comprises entrance hall, lounge, dining kitchen, conservatory, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom with white suite.

To the outside there are good sized gardens, together with off-road parking.



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Entrance Hall

Lounge

16'1" x 13'7" narrowing to 9'8" (4.90m x 4.14m narrowing to 2.95m)

With a stainless steel electric fire in modern fireplace surround, laminated wood floor, radiator, store cupboard.

Dining Kitchen

16'5" x 9'3" (5.00m x 2.82m)

Modern light oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls, radiator and laminated wood floor.

Conservatory

13'2" x 9' (4.01m x 2.74m)

With radiator, laminated wood floor, upvc French doors to rear garden.

Cloakroom/WC

With low suite wc, vanity sink unit, radiator.

First Floor Landing

Bedroom One

11'6" x 9'10" (3.51m x 3.00m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator.

Bedroom Two

11'4" plus recess x 9'10" (3.45m plus recess x 3.00m)

With built in wardrobes and radiator.

Bedroom Three

9'6" x 6'4" (2.90m x 1.93m)

With radiator.

Bathroom

Three piece white house bathroom comprising panelled bath, vanity sink unit, low suite wc, radiator.

Exterior

To the outside there is a garden area to the front, together with off-road parking. To the rear there is a larger landscaped garden with lawn, patio and garden shed. There is also additional parking available nearby giving private access to the rear garden.

Directions

From our office in Idle village continue straight ahead up The High Street, take the immediate right into Longlands and follow the cul-de-sac round where the property will be seen displayed via our For Sale board.



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 G2 plus A	89	Very environmentally friendly - lower CO ₂ emissions G2 plus A	
(92-91) B		(91-91) B	
(89-80) C		(89-80) C	
(85-68) D		(85-68) D	
(81-54) E		(81-54) E	
(71-38) F		(71-38) 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