



jordan fishwick

196 Cansfield Grove, WN4 9SE
Guide Price £134,950



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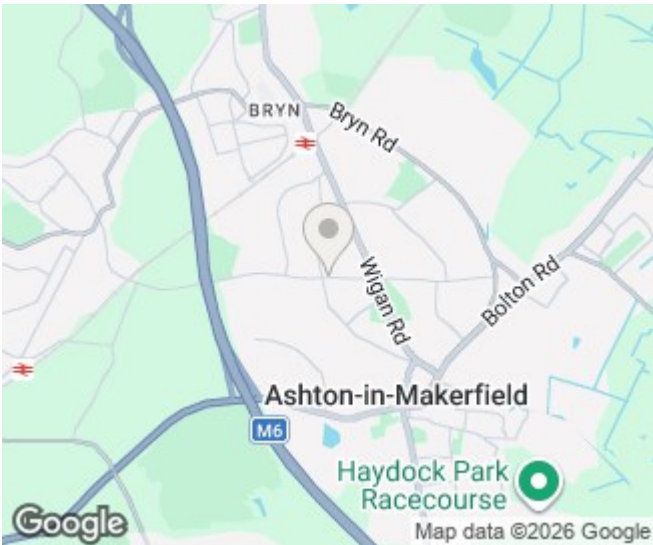
Ideally situated within easy reach of the town centre, this well-presented two-bedroom mid-terraced property offers an excellent opportunity for a variety of buyers. The property benefits from convenient access to a wide range of local amenities, reputable schools and excellent transport links.

Upon entering, a welcoming entrance hallway with a separate porch leads into the well-proportioned accommodation. The ground floor features two spacious reception rooms, offering flexible living and dining spaces to suit a range of lifestyles. To the rear, the modern fitted kitchen is equipped with a range of wall and base units, complementary work surfaces and stylish tiled splashbacks. The first floor comprises two generous double bedrooms, with the second bedroom benefitting from useful built-in storage cupboards. A modern family bathroom completes the accommodation.

Externally, the property enjoys a low-maintenance, enclosed front garden, predominantly laid to patio and bordered by walls. To the rear is a generously sized garden, offering an excellent space for outdoor dining, entertaining and relaxing. Viewings Essential.



- Two Double Bedrooms
- Modern Kitchen
- Two Reception Areas
- Spacious Rear Garden
- Excellent Location
- Family Bathroom

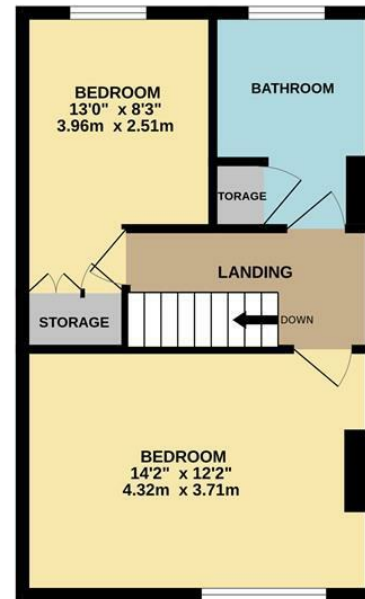


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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